HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2014

Highlights

- The trend measure of Vancouver housing starts moved higher in August
- Multiple-family home construction trended higher relative to single-family units
- The pace of new home sales (absorptions) edged higher compared with last year

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 20,271 units in August, compared with 18,339 in July, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Actual housing starts were up in August with 2,291 new homes starting construction, compared to 1,530 units during the same month last year. Although starts increased for all home types, apartment starts accounted for most of the growth this month. New projects in Richmond, Burnaby and Vancouver contributed more than seventy per cent of the apartment starts in August.

So far this year, a total of 13,004 new homes were started in the Vancouver CMA, a modest increase from 12,211 starts during the same period last year. The number of single-detached and town home starts grew at the fastest pace. There were 209 more single-detached homes started year-to-date and 374 more new town homes, while apartment construction increased by 162 units.

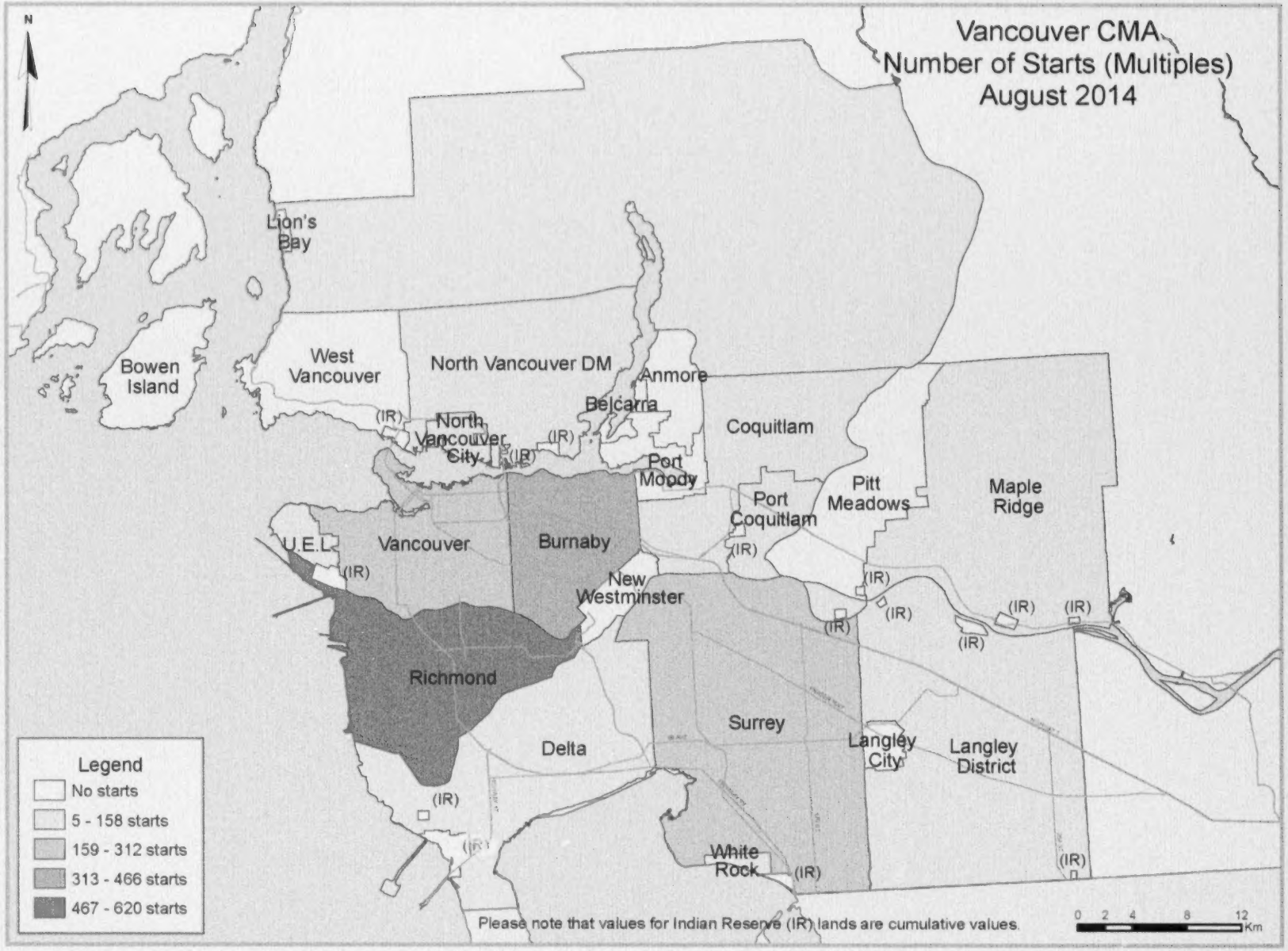
Much of the growth in single-detached home starts was concentrated in Burnaby, Richmond and Surrey, while Delta and White Rock registered more moderate growth. Increases in townhouse construction in Burnaby, Delta and Langley drove most of the up-tick in total townhouse starts in the CMA. Growth in apartment starts was concentrated in Richmond, the Tri-Cities and New Westminster, although the City of Vancouver had the highest absolute number of apartment starts during the first eight months of 2014.

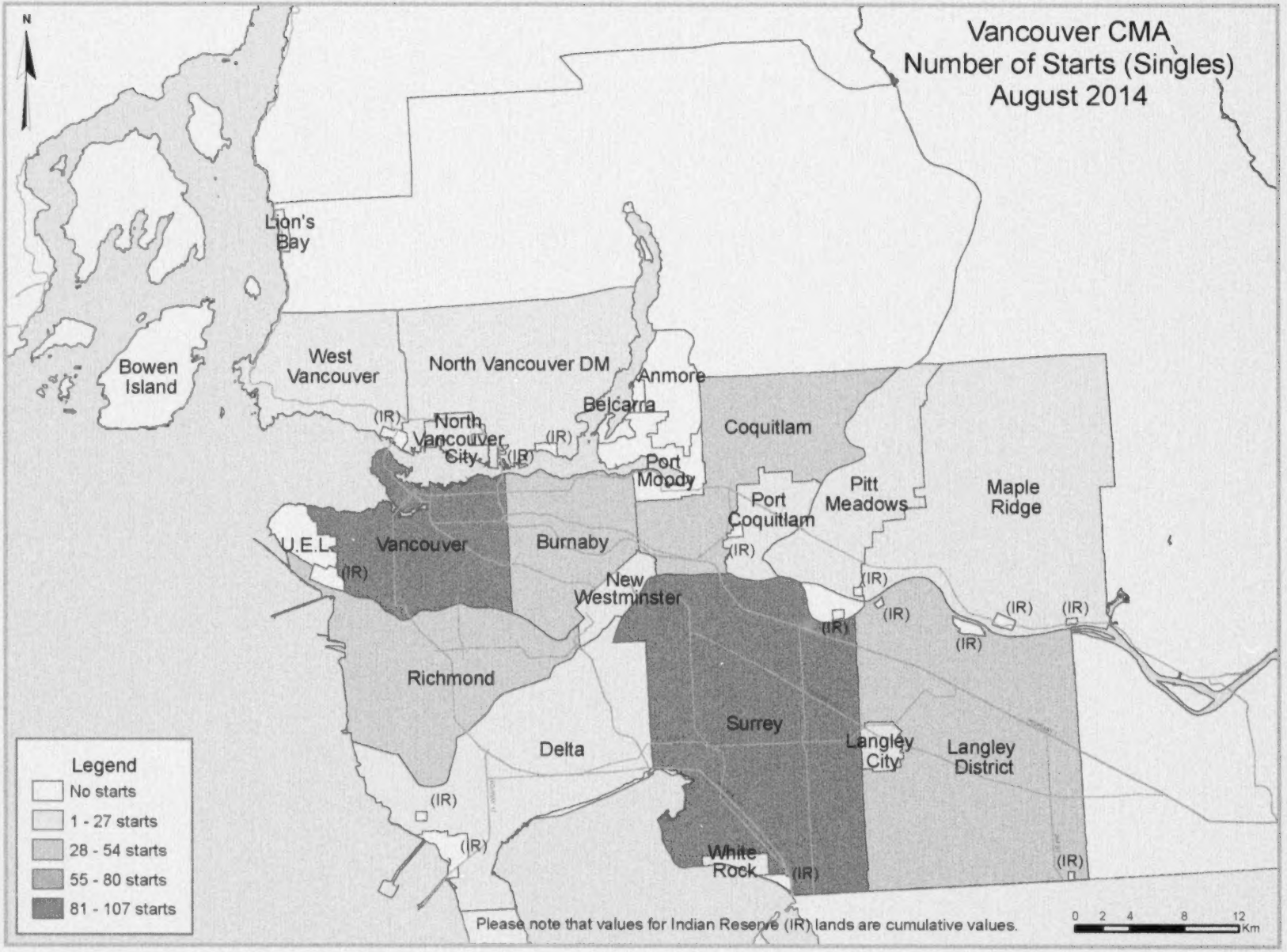
The total number of homes under construction in August moved to 25,077 from 23,145 a year earlier. An increase in the number of apartments and town homes underway offset a decline in the number of single- and semi-detached homes. Approximately half of the units under construction were in the Cities of Vancouver and Burnaby, with another thirty per cent in Surrey, Richmond and the Tri-Cities.

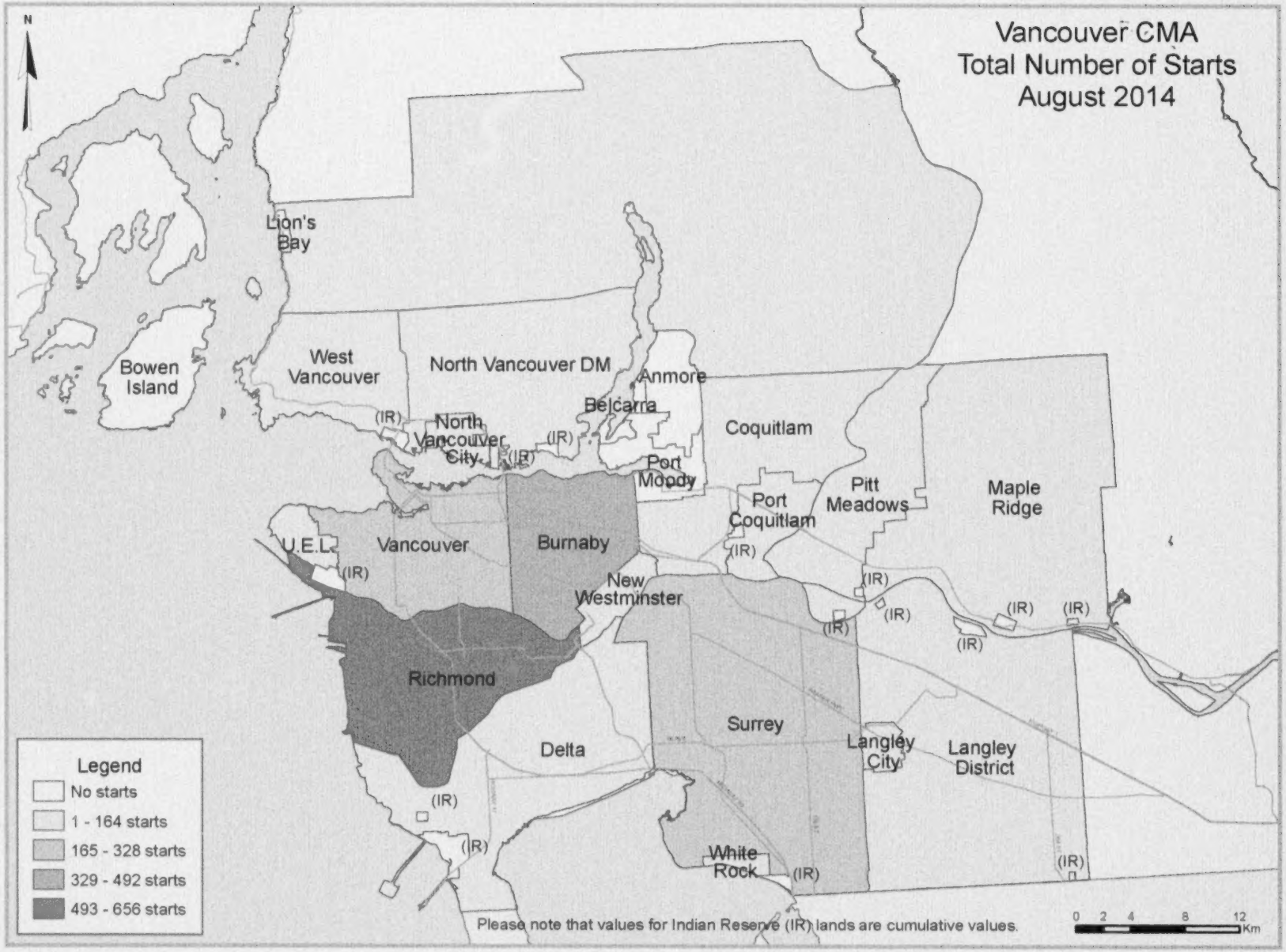
Year-to-date, new home sales (absorptions) edged marginally higher, with increases recorded for all home types except apartment condominiums. Total absorptions increased slightly in most areas of the Vancouver CMA, with the exception of some areas of the Cities of Vancouver and Burnaby, North and West Vancouver, Surrey, White Rock and Maple Ridge / Pitt Meadows.

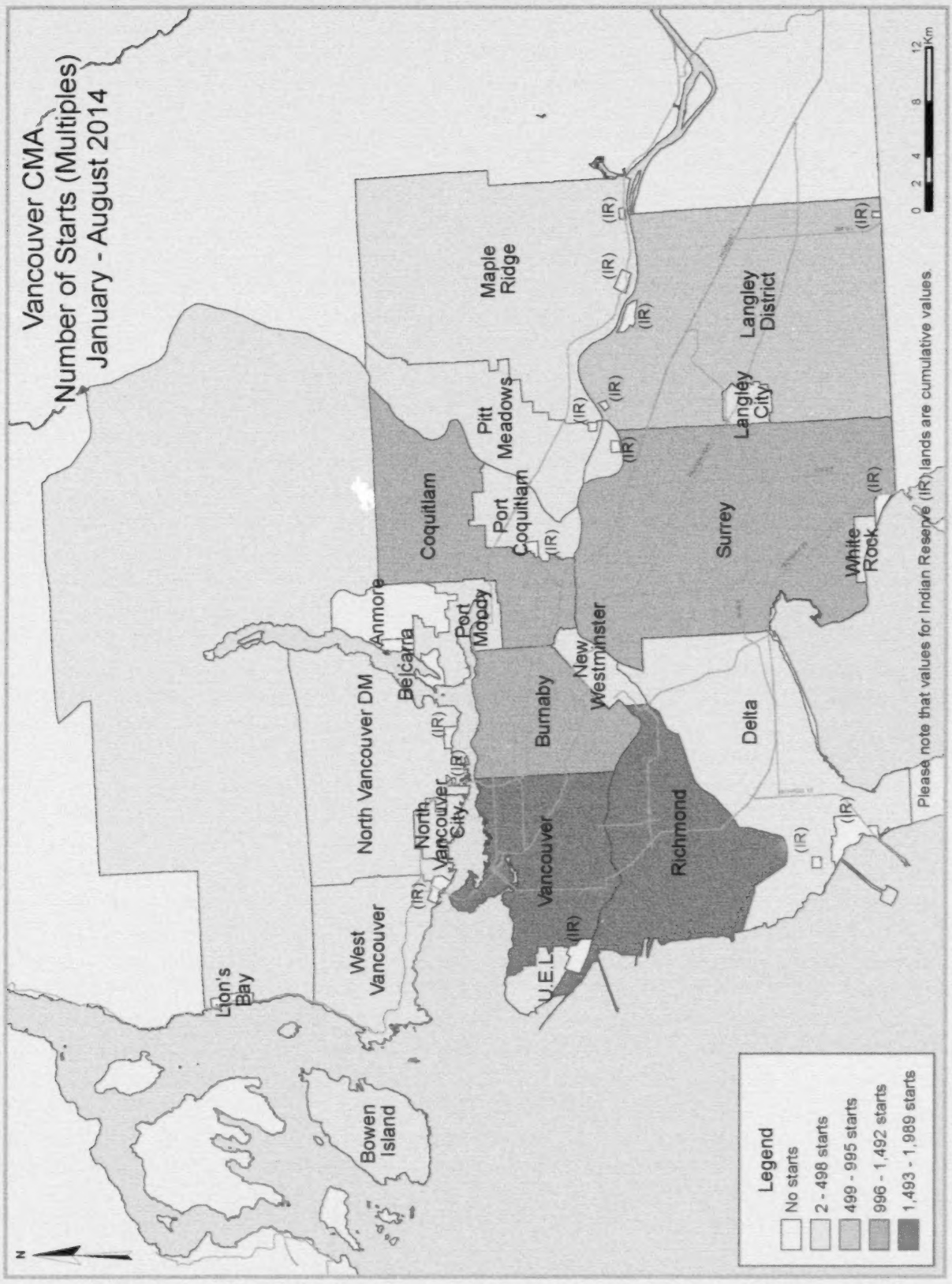
The modest increase in total absorptions combined with a seven per cent decrease in completions during the first eight months of the year, moved the standing inventory of completed and unabsorbed new homes lower as of August 2014. All home types followed this trend.

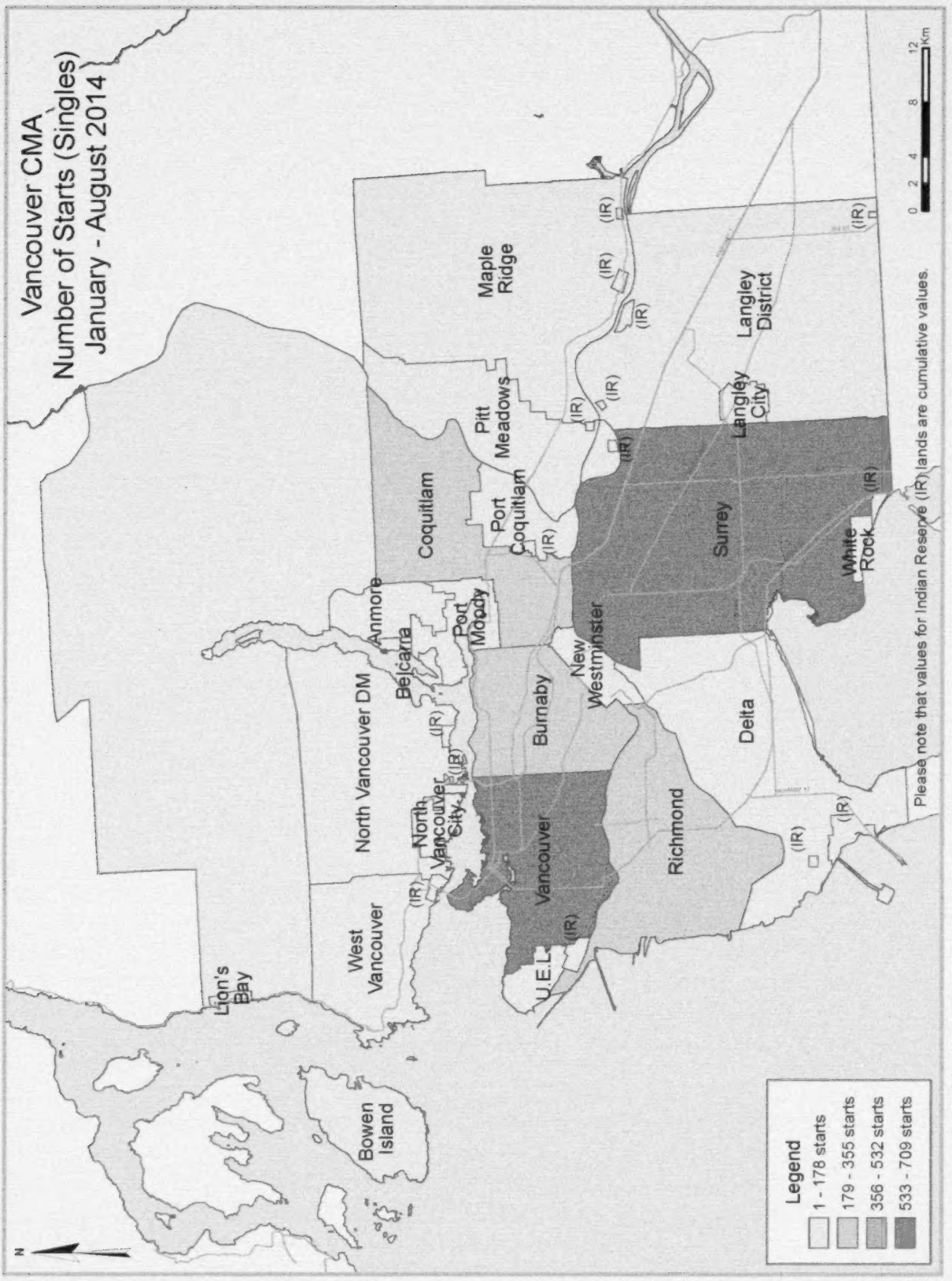
Housing starts in the Abbotsford-Mission CMA were trending at 622 units in August from 568 units in July.

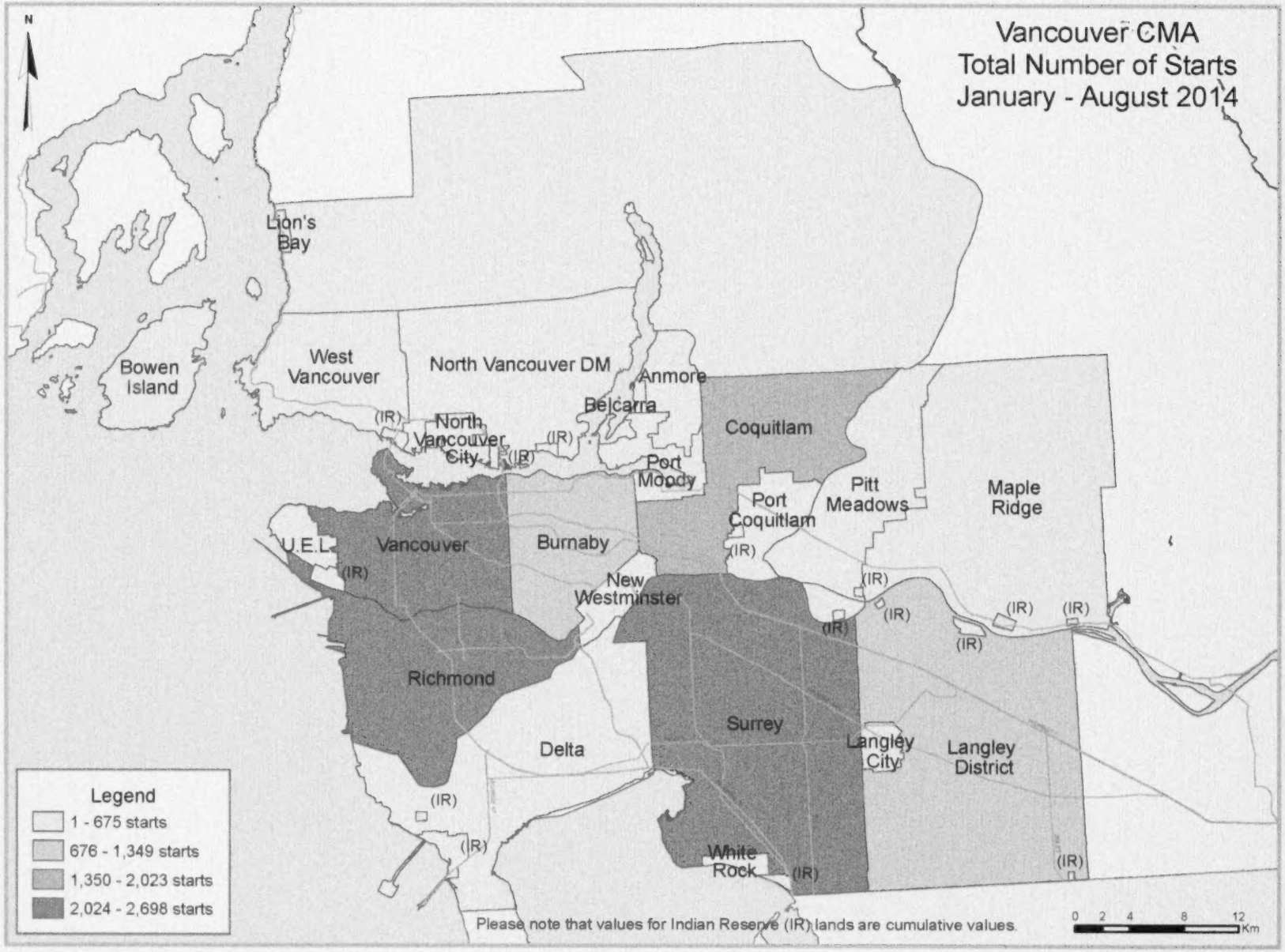

Vancouver CMA
Number of Starts (Multiples)
August 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
5 - 158 starts
159 - 312 starts
313 - 466 starts
467 - 620 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

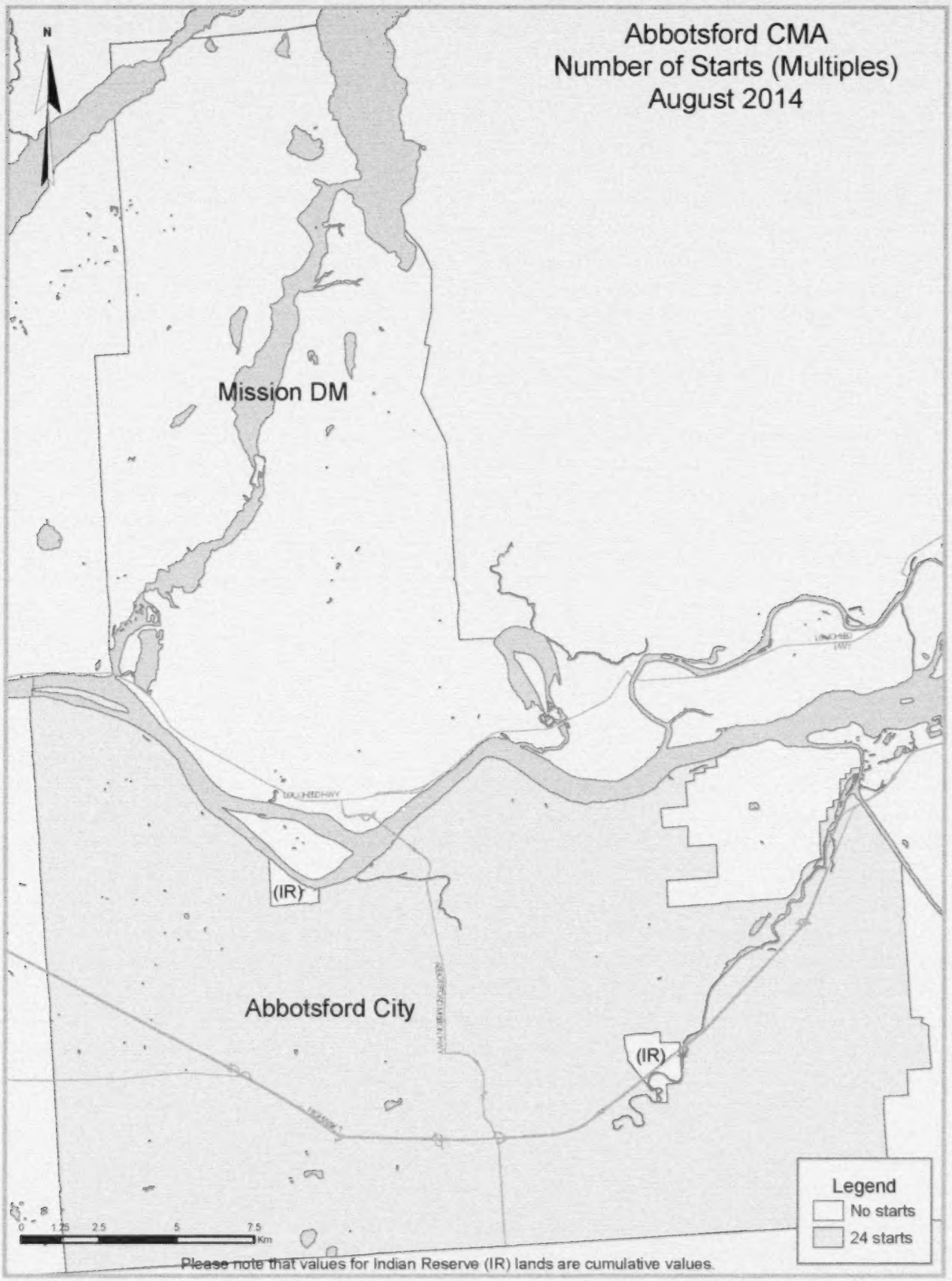

Vancouver CMA
Number of Starts (Singles)
August 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 80 starts
81 - 107 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

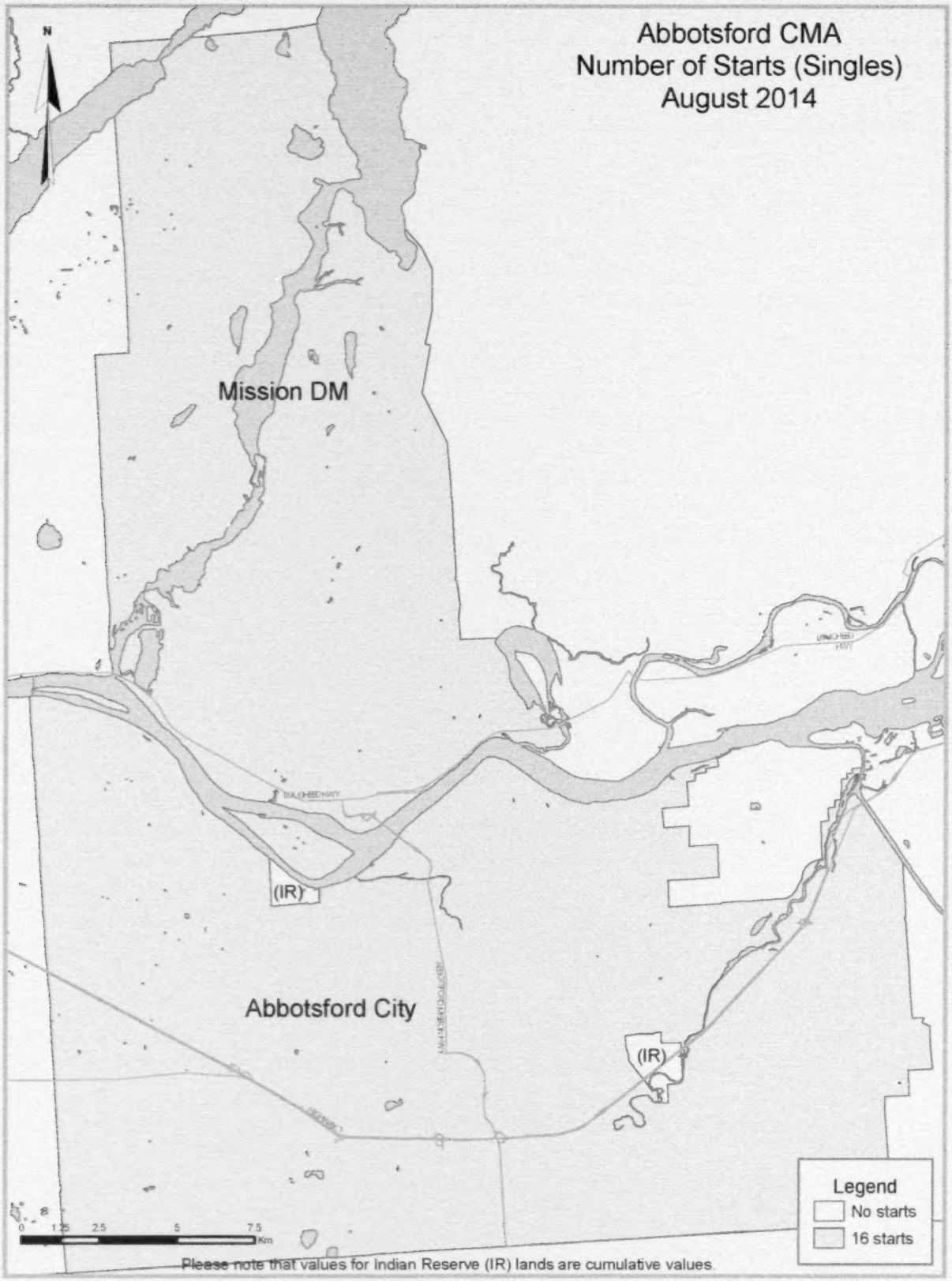

Vancouver CMA
Total Number of Starts
August 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 164 starts
165 - 328 starts
329 - 492 starts
493 - 656 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

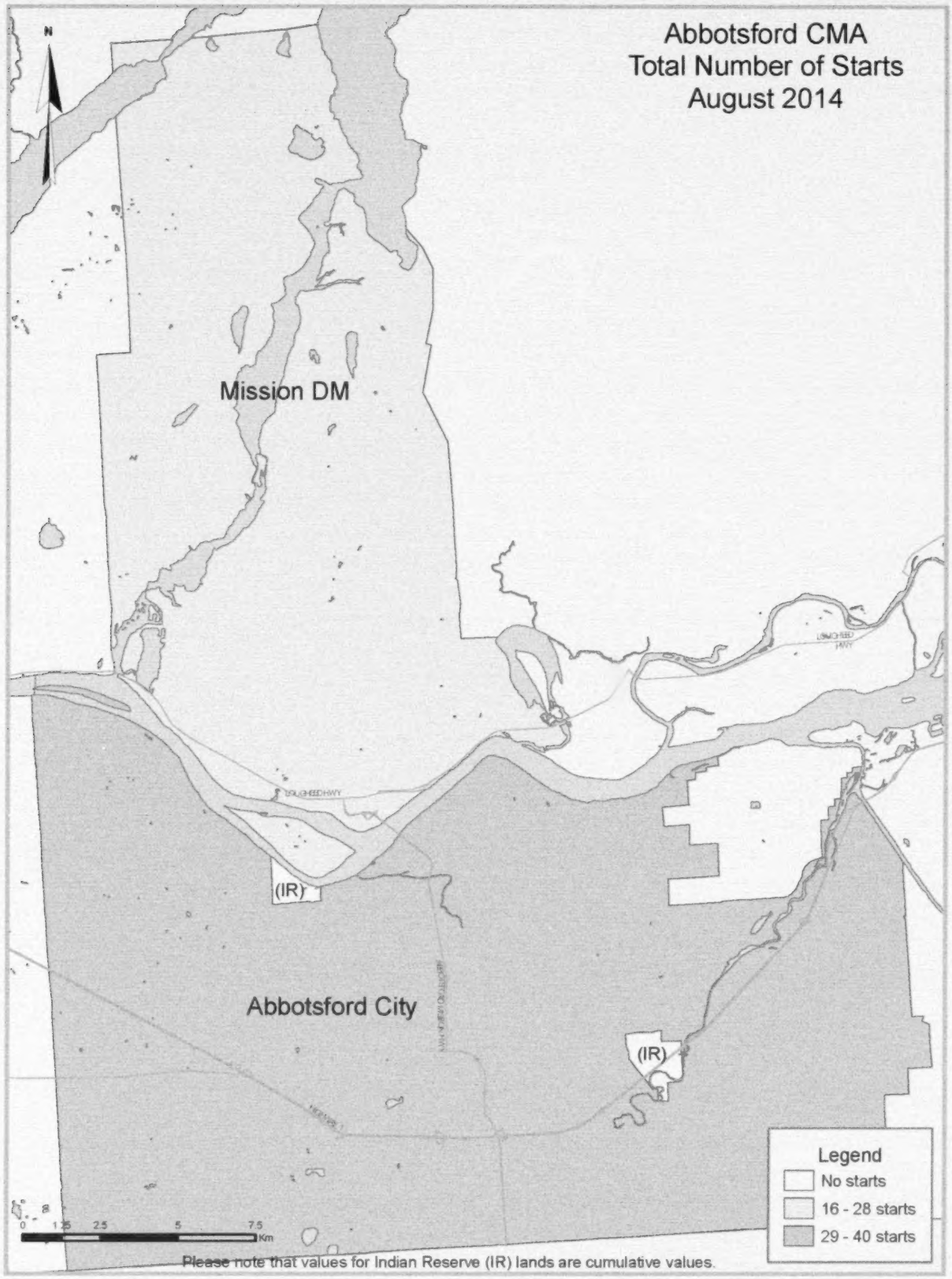

Vancouver CMA
Number of Starts (Multiples)
January - August 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 498 starts
499 - 995 starts
996 - 1,492 starts
1,493 - 1,989 starts
N
0 2 4 8 12 Km

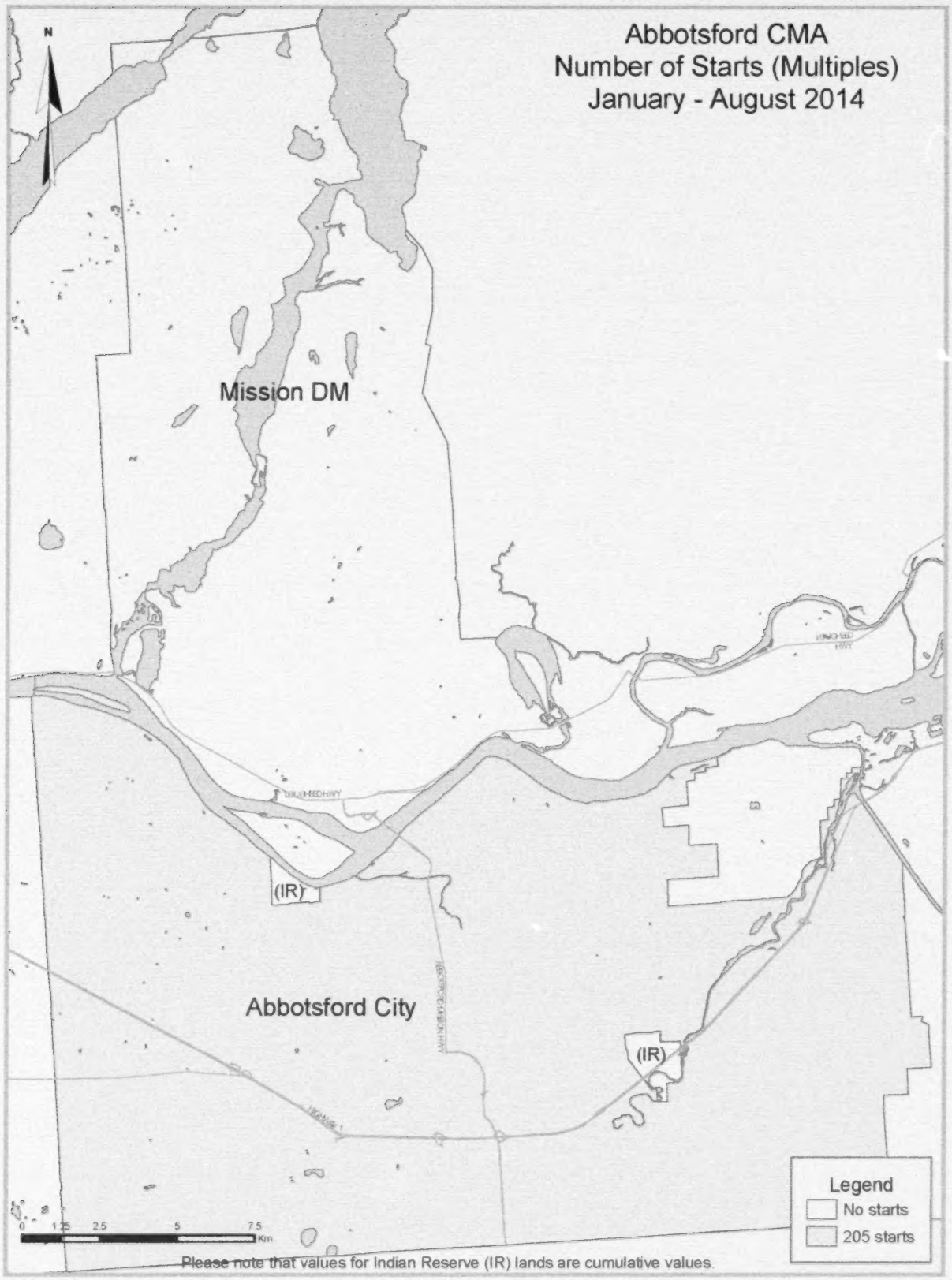

Vancouver CMA
Number of Starts (Singles)
January - August 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Langley District
Langley City
Surrey
White Rock
Anmore
Belcarra
Port Moody
Burnaby
New Westminster
Delta
North Vancouver DM
North Vancouver City
West Vancouver
Vancouver
U.E.L.
Richmond
Lion's Bay
Bowen Island
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
1 - 178 starts
179 - 355 starts
356 - 532 starts
533 - 709 starts
0 2 4 8 12 Km
N

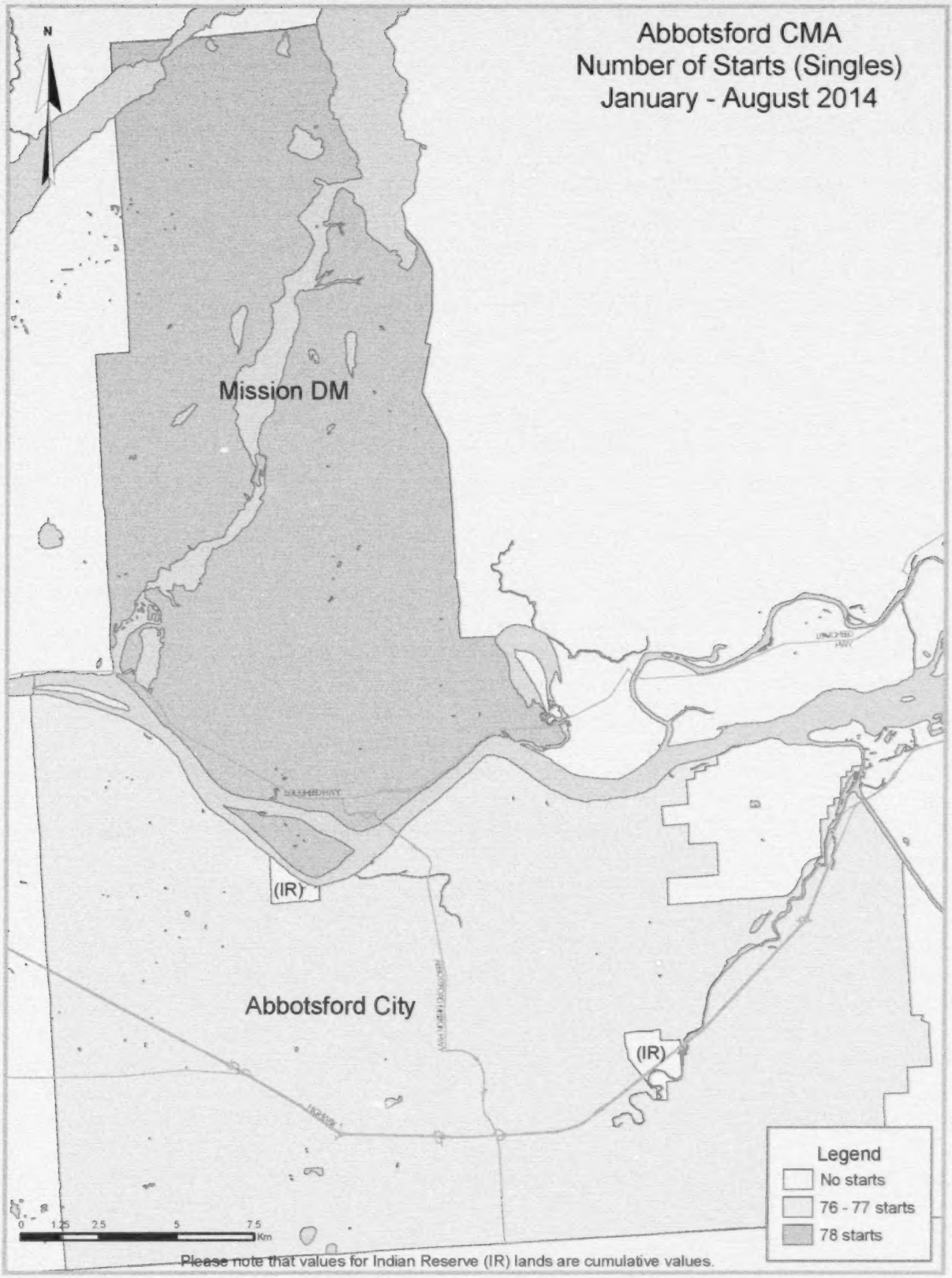

Vancouver CMA
Total Number of Starts
January - August 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
1 - 675 starts
676 - 1,349 starts
1,350 - 2,023 starts
2,024 - 2,698 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

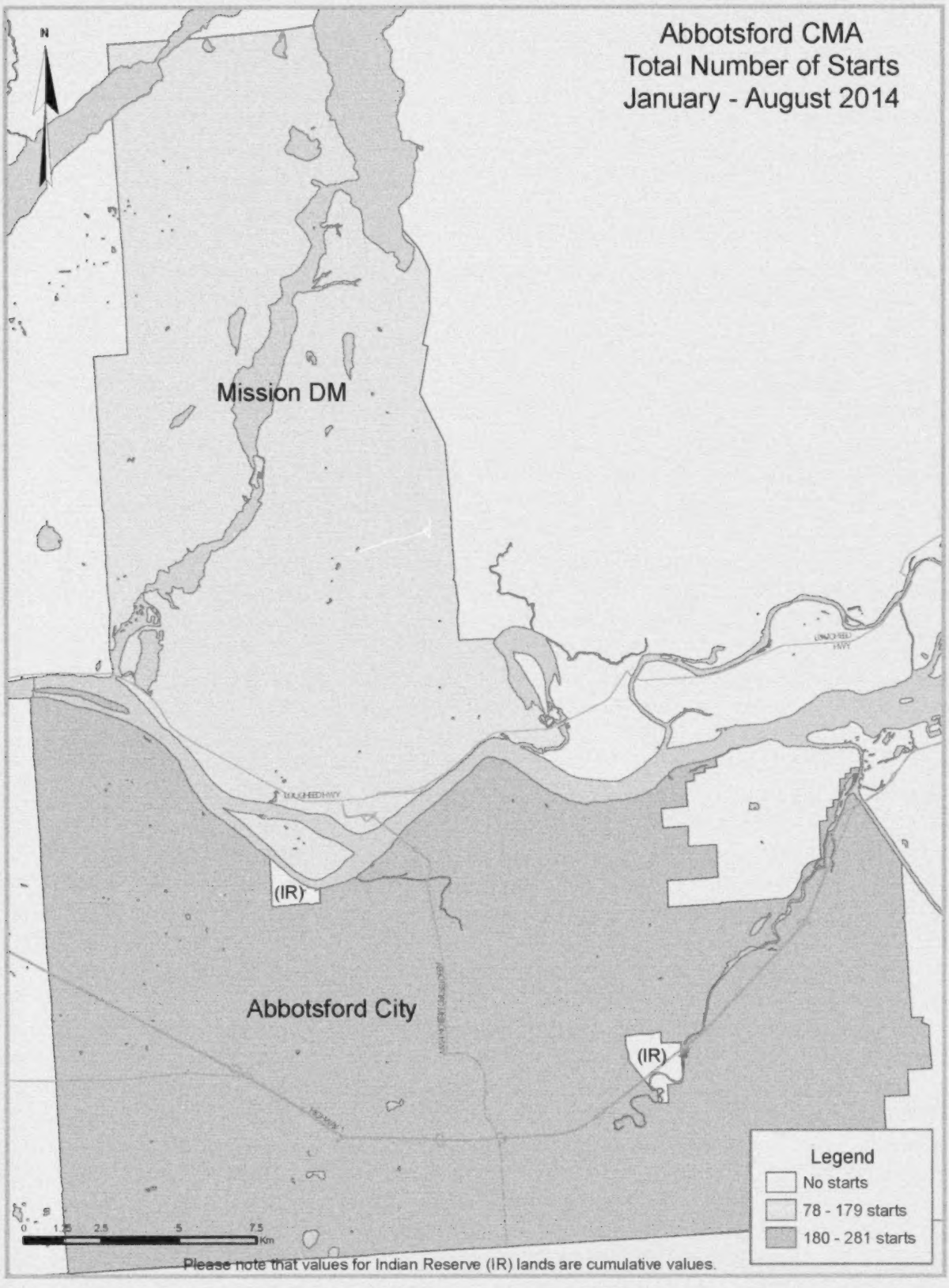

Abbotsford CMA
Number of Starts (Multiples)
August 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
24 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
August 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
16 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
August 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
16 - 28 starts
29 - 40 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - August 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
205 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - August 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
76 - 77 starts
78 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - August 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
78 - 179 starts
180 - 281 starts
0
1.25
2.5
5
7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2014		
Vancouver CMA[1]	July 2014	August 2014
Trend[2]	18,339	20,271
SAAR	18,726	26,614
	August 2013	August 2014
Actual		
August - Single-Detached	409	419
August - Multiples	1,121	1,872
August - Total	1,530	2,291
January to August - Single-Detached	2,627	2,836
January to August - Multiples	9,584	10,168
January to August - Total	12,211	13,004

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	381	36	4	2	264	1,156	36	412	2,291
August 2013	347	14	0	0	216	725	62	166	1,530
% Change	9.8	157.1	n/a	n/a	22.2	59.4	-41.9	148.2	49.7
Year-to-date 2014	2,530	218	106	14	1,901	5,896	292	2,017	13,004
Year-to-date 2013	2,233	238	2	20	1,493	6,039	374	1,812	12,211
% Change	13.3	-8.4	**	-30.0	27.3	-2.4	-21.9	11.3	6.5
UNDER CONSTRUCTION									
August 2014	3,487	286	9	19	2,381	15,164	326	3,375	25,077
August 2013	3,535	356	39	20	1,880	14,134	406	2,775	23,145
% Change	-1.4	-19.7	-76.9	-5.0	26.6	7.3	-19.7	21.6	8.3
COMPLETIONS									
August 2014	334	42	0	1	229	444	44	172	1,266
August 2013	351	34	11	9	209	589	50	129	1,382
% Change	-4.8	23.5	-100.0	-88.9	9.6	-24.6	-12.0	33.3	-8.4
Year-to-date 2014	2,377	306	30	6	1,612	5,060	297	1,443	11,131
Year-to-date 2013	2,578	206	31	40	1,513	5,668	338	1,598	11,972
% Change	-7.8	48.5	-3.2	-85.0	6.5	-10.7	-12.1	-9.7	-7.0
COMPLETED & NOT ABSORBED									
August 2014	1,078	98	10	4	602	1,543	n/a	n/a	3,335
August 2013	1,381	123	253	12	730	1,641	n/a	n/a	4,140
% Change	-21.9	-20.3	-96.0	-66.7	-17.5	-6.0	n/a	n/a	-19.4
ABSORBED									
August 2014	319	26	3	1	216	447	n/a	n/a	1,012
August 2013	343	43	73	6	210	645	n/a	n/a	1,320
% Change	-7.0	-39.5	-95.9	-83.3	2.9	-30.7	n/a	n/a	-23.3
Year-to-date 2014	2,633	318	44	10	1,664	5,509	n/a	n/a	10,178
Year-to-date 2013	2,210	178	489	39	1,541	5,468	n/a	n/a	9,925
% Change	19.1	78.7	-91.0	-74.4	8.0	0.7	n/a	n/a	2.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
August 2014	35	22	0	0	26	303	0	27	413
August 2013	22	2	0	0	0	0	0	0	24
Delta									
August 2014	8	0	0	0	23	0	0	4	35
August 2013	8	0	0	0	2	0	0	6	16
Langley									
August 2014	36	0	4	0	88	0	1	18	147
August 2013	18	0	0	0	34	0	3	9	64
Maple Ridge / Pitt Meadows									
August 2014	13	0	0	0	0	63	0	0	76
August 2013	17	0	0	0	49	0	0	0	66
New Westminster									
August 2014	8	0	0	0	0	0	0	0	8
August 2013	8	0	0	0	12	0	0	0	20
North Vancouver									
August 2014	18	2	0	0	0	0	0	91	111
August 2013	19	2	0	0	0	0	2	7	30
Richmond									
August 2014	36	0	0	0	20	445	0	155	656
August 2013	32	0	0	0	32	76	0	7	147
Surrey									
August 2014	96	0	0	0	65	69	3	48	281
August 2013	79	0	0	0	78	164	10	22	353
Tri-Cities									
August 2014	32	2	0	2	42	24	0	21	123
August 2013	40	2	0	0	9	61	1	17	130
University Endowment Lands									
August 2014	0	0	0	0	0	105	0	0	105
August 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
August 2014	75	10	0	0	0	147	32	37	301
August 2013	81	8	0	0	0	424	46	91	650
West Vancouver									
August 2014	11	0	0	0	0	0	0	0	11
August 2013	13	0	0	0	0	0	0	0	13
White Rock									
August 2014	13	0	0	0	0	0	0	11	24
August 2013	9	0	0	0	0	0	0	7	16
Indian Reserves									
August 2014	0	0	0	0	0	0	0	0	0
August 201	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2014	381	36	4	2	264	1,156	36	412	2,291
August 2013	347	14	0	0	216	725	62	166	1,530

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2014	281	80	0	0	212	2,984	0	91	3,648
August 2013	364	118	0	0	74	2,242	0	0	2,798
Delta									
August 2014	100	2	0	0	84	0	0	59	245
August 2013	82	58	0	0	2	101	3	32	278
Langley									
August 2014	181	12	8	6	347	176	1	126	857
August 2013	167	2	0	10	155	460	3	115	912
Maple Ridge / Pitt Meadows									
August 2014	146	8	0	0	146	482	2	0	784
August 2013	154	0	0	0	141	201	2	0	498
New Westminster									
August 2014	58	6	0	0	111	537	0	0	712
August 2013	42	4	0	0	91	709	0	25	871
North Vancouver									
August 2014	194	12	0	0	66	627	2	349	1,250
August 2013	169	6	8	1	7	798	4	115	1,108
Richmond									
August 2014	332	12	0	0	201	2,156	6	373	3,080
August 2013	276	4	14	3	218	1,838	7	198	2,558
Surrey									
August 2014	725	6	0	8	824	876	44	293	2,776
August 2013	649	6	0	0	858	975	35	186	2,709
Tri-Cities									
August 2014	266	8	0	5	258	1,735	2	162	2,436
August 2013	236	30	0	5	231	1,419	14	133	2,068
University Endowment Lands									
August 2014	16	0	0	0	0	105	0	94	215
August 2013	8	0	0	0	7	327	0	281	623
Vancouver City									
August 2014	819	138	1	0	100	5,278	263	1,768	8,367
August 2013	1,084	126	17	1	76	4,864	335	1,385	7,888
West Vancouver									
August 2014	215	2	0	0	24	111	0	0	352
August 2013	211	0	0	0	8	132	0	271	622
White Rock									
August 2014	81	0	0	0	8	97	5	58	249
August 2013	52	2	0	0	12	68	1	32	167
Indian Reserves									
August 2014	33	0	0	0	0	0	1	0	34
August 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2014	3,487	286	9	19	2,381	15,164	326	3,375	25,077
August 2013	3,535	356	39	20	1,880	14,134	406	2,775	23,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2014	44	18	0	0	0	0	0	0	62
August 2013	9	4	0	0	21	0	0	0	34
Delta									
August 2014	18	4	0	0	0	0	1	9	32
August 2013	5	6	0	3	10	0	0	4	28
Langley									
August 2014	19	0	0	1	39	0	0	6	65
August 2013	20	0	0	3	12	0	2	11	48
Maple Ridge / Pitt Meadows									
August 2014	24	2	0	0	0	0	0	0	26
August 2013	26	0	0	0	6	140	1	0	173
New Westminster									
August 2014	5	0	0	0	18	0	0	0	23
August 2013	2	0	0	0	6	0	0	0	8
North Vancouver									
August 2014	12	0	0	0	0	0	0	8	20
August 2013	13	4	0	0	4	62	5	8	96
Richmond									
August 2014	21	0	0	0	10	307	3	10	351
August 2013	25	0	0	0	12	0	1	17	55
Surrey									
August 2014	62	0	0	0	118	117	5	28	330
August 2013	77	0	6	0	93	121	3	23	323
Tri-Cities									
August 2014	40	0	0	0	28	18	0	22	108
August 2013	40	6	3	3	33	0	1	10	96
University Endowment Lands									
August 2014	2	0	0	0	0	0	0	0	2
August 2013	0	0	0	0	0	0	0	0	0
Vancouver City									
August 2014	80	18	0	0	16	2	35	88	239
August 2013	122	14	2	0	12	259	37	52	498
West Vancouver									
August 2014	4	0	0	0	0	0	0	0	4
August 2013	4	0	0	0	0	0	0	0	4
White Rock									
August 2014	3	0	0	0	0	0	0	1	4
August 2013	8	0	0	0	0	7	0	4	19
Indian Reserves									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2014	334	42	0	1	229	444	44	172	1,266
August 2013	351	34	11	9	209	589	50	129	1,382

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
August 2014	95	27	0	0	10	47	n/a	n/a	179
August 2013	110	38	0	0	43	131	n/a	n/a	322
Delta									
August 2014	15	2	0	1	11	33	n/a	n/a	62
August 2013	21	6	2	3	10	5	n/a	n/a	47
Langley									
August 2014	60	0	0	0	104	105	n/a	n/a	269
August 2013	69	2	8	3	40	64	n/a	n/a	186
Maple Ridge / Pitt Meadows									
August 2014	101	2	0	0	11	97	n/a	n/a	211
August 2013	116	2	0	0	52	146	n/a	n/a	316
New Westminster									
August 2014	9	0	0	0	15	119	n/a	n/a	143
August 2013	13	3	0	0	11	26	n/a	n/a	53
North Vancouver									
August 2014	38	3	2	0	25	221	n/a	n/a	289
August 2013	45	5	17	2	39	197	n/a	n/a	305
Richmond									
August 2014	161	4	0	3	67	178	n/a	n/a	413
August 2013	229	5	56	1	53	77	n/a	n/a	421
Surrey									
August 2014	162	0	0	0	286	340	n/a	n/a	788
August 2013	271	0	67	0	317	255	n/a	n/a	910
Tri-Cities									
August 2014	81	2	5	0	19	142	n/a	n/a	249
August 2013	56	12	16	1	69	292	n/a	n/a	446
University Endowment Lands									
August 2014	0	0	0	0	1	28	n/a	n/a	29
August 2013	0	0	0	0	3	30	n/a	n/a	33
Vancouver City									
August 2014	310	57	3	0	41	191	n/a	n/a	602
August 2013	411	48	79	2	83	361	n/a	n/a	984
West Vancouver									
August 2014	27	0	0	0	0	6	n/a	n/a	33
August 2013	26	2	0	0	4	0	n/a	n/a	32
White Rock									
August 2014	9	1	0	0	12	36	n/a	n/a	58
August 2013	7	0	6	0	6	57	n/a	n/a	76
Indian Reserves									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2014	1,078	98	10	4	602	1,543	n/a	n/a	3,335
August 2013	1,381	123	253	12	730	1,641	n/a	n/a	4,140

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2014	38	13	0	0	2	3	n/a	n/a	56
August 2013	22	8	0	0	18	16	n/a	n/a	64
Delta									
August 2014	17	4	0	0	0	0	n/a	n/a	21
August 2013	8	6	0	0	0	4	n/a	n/a	18
Langley									
August 2014	26	0	0	1	22	11	n/a	n/a	60
August 2013	17	0	4	4	15	4	n/a	n/a	44
Maple Ridge / Pitt Meadows									
August 2014	14	2	0	0	0	0	n/a	n/a	16
August 2013	29	0	0	0	1	45	n/a	n/a	75
New Westminster									
August 2014	5	0	0	0	3	14	n/a	n/a	22
August 2013	4	1	0	0	6	10	n/a	n/a	21
North Vancouver									
August 2014	10	0	0	0	1	8	n/a	n/a	19
August 2013	14	5	4	0	1	53	n/a	n/a	77
Richmond									
August 2014	23	1	1	0	17	243	n/a	n/a	285
August 2013	17	0	33	0	10	3	n/a	n/a	63
Surrey									
August 2014	73	0	0	0	122	120	n/a	n/a	315
August 2013	94	0	18	0	100	113	n/a	n/a	325
Tri-Cities									
August 2014	43	0	1	0	27	18	n/a	n/a	89
August 2013	34	6	8	2	46	19	n/a	n/a	115
University Endowment Lands									
August 2014	2	0	0	0	0	0	n/a	n/a	2
August 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver City									
August 2014	59	6	1	0	21	19	n/a	n/a	106
August 2013	90	17	6	0	9	372	n/a	n/a	494
West Vancouver									
August 2014	4	0	0	0	0	0	n/a	n/a	4
August 2013	5	0	0	0	1	0	n/a	n/a	6
White Rock									
August 2014	5	0	0	0	1	11	n/a	n/a	17
August 2013	9	0	0	0	3	6	n/a	n/a	18
Indian Reserves									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
August 2014	319	26	3	1	216	447	n/a	n/a	1,012
August 2013	343	43	73	6	210	645	n/a	n/a	1,320

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts, Vancouver CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	-15.3	12.2	-84.2	-8.8	1.9	-4.5	30.4	30.6	-1.7
2012	4,078	328	114	34	2,445	9,616	404	2,008	19,027
% Change	-8.3	27.1	**	-5.6	-20.2	34.0	28.7	-21.3	6.5
2011	4,448	258	18	36	3,063	7,177	314	2,553	17,867
% Change	-8.8	-1.5	-86.9	-7.7	24.2	23.9	51.7	77.8	17.4
2010	4,876	262	137	39	2,467	5,793	207	1,436	15,217
% Change	51.7	48.9	**	129.4	38.0	146.0	**	93.0	82.5
2009	3,214	176	11	17	1,788	2,355	29	744	8,339
% Change	-18.5	-52.8	**	-41.4	-32.3	-79.5	52.6	-31.5	-57.4
2008	3,943	373	3	29	2,642	11,496	19	1,086	19,591
% Change	-8.4	0.3	-81.3	-61.8	-5.6	-7.1	-85.7	64.8	-5.5
2007	4,305	372	16	76	2,799	12,376	133	659	20,736
% Change	-23.5	5.1	**	-11.6	-11.3	39.9	**	9.5	10.9
2006	5,625	354	3	86	3,155	8,845	21	602	18,705
% Change	18.2	-11.1	200.0	-58.0	-12.1	-4.8	-68.2	-0.7	-1.1
2005	4,759	398	1	205	3,588	9,291	66	606	18,914
% Change	-12.6	-10.4	-75.0	-26.5	-6.2	8.8	-8.3	-26.1	-2.7
2004	5,443	444	4	279	3,826	8,542	72	820	19,430

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	26	0	158	0	184	0	n/a
Burnaby - North	11	8	4	0	0	0	8	0	23	8	187.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	1	0	0	0	0	136	0	138	1	**
Burnaby - Central Park	2	1	2	0	0	0	12	0	16	1	**
Burnaby - Remainder	20	12	16	2	0	0	16	0	52	14	**
Burnaby Total	35	22	22	2	26	0	330	0	413	24	**
Coquitlam	33	31	8	2	10	4	21	59	72	96	-25.0
Delta - Tsawwassen	2	1	0	0	0	0	0	0	2	1	100.0
Delta - Ladner	3	1	0	0	3	0	1	0	7	1	**
Delta - North	3	6	0	2	20	0	3	6	26	14	85.7
Delta	8	8	0	2	23	0	4	6	35	16	118.8
Langley City	3	0	0	0	0	0	0	0	3	0	n/a
Langley District	34	21	0	0	92	34	18	9	144	64	125.0
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	12	17	0	0	0	49	63	0	75	66	13.6
New Westminster	8	8	0	0	0	12	0	0	8	20	-60.0
North Vancouver City	4	6	2	2	0	0	3	0	9	8	12.5
North Vancouver DM	14	15	0	0	0	0	88	7	102	22	**
Pitt Meadows	1	0	0	0	0	0	0	0	1	0	n/a
Port Coquitlam	1	10	2	0	24	5	24	19	51	34	50.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	36	32	0	6	20	26	600	83	656	147	**
Surrey - South	32	18	4	0	28	31	3	12	67	61	9.8
Surrey - Cloverdale	3	8	0	0	14	0	3	4	20	12	66.7
Surrey - North	49	50	0	0	13	47	34	10	96	107	-10.3
Surrey - Guildford	2	1	0	0	6	0	1	52	9	53	-83.0
Surrey - Whalley	13	12	0	0	0	0	76	108	89	120	-25.8
Surrey Total	99	89	4	0	61	78	117	186	281	353	-20.4
University Endowment Lands	0	0	0	0	0	0	105	0	105	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	424	0	424	-100.0
Vancouver - Kitsilano	0	2	2	0	0	0	0	0	2	2	0.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	2	0	0	0	0	0	2	1	100.0
Vancouver - Kerrisdale	5	7	0	0	0	0	0	2	5	9	-44.4
Vancouver - Marpole	8	8	0	2	0	0	0	4	8	14	-42.9
Vancouver - Eastside	71	69	6	2	0	0	126	79	203	150	35.3
Vancouver - Mt. Pleasant	0	0	0	2	0	0	55	0	55	2	**
Vancouver - Strath/Grand	0	3	0	2	0	0	0	1	0	6	-100.0
Vancouver - Westside	23	37	0	0	0	0	3	5	26	42	-38.1
Vancouver Total	107	127	10	8	0	0	184	515	301	650	-53.7
West Vancouver	11	13	0	0	0	0	0	0	11	13	-15.4
White Rock	13	9	0	0	0	0	11	7	24	16	50.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	419	409	48	22	256	208	1,568	891	2,291	1,530	49.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	9	10	0	0	0	0	0	0	9	10	-10.0
Belcarra	2	0	0	0	0	0	0	0	2	0	n/a
Bowen Island	13	6	0	0	30	0	0	1	43	7	**
Burnaby - Mountain	0	0	0	0	26	0	158	52	184	52	**
Burnaby - North	56	40	4	0	0	0	55	607	115	647	-82.2
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	28	19	14	12	42	0	146	71	230	102	125.5
Burnaby - Central Park	29	17	8	10	0	60	90	544	127	631	-79.9
Burnaby - Remainder	125	78	56	18	69	0	369	0	619	96	**
Burnaby Total	240	155	82	40	137	60	820	1,274	1,279	1,529	-16.4
Coquitlam	243	221	40	46	67	95	1,071	616	1,421	978	45.3
Delta - Tsawwassen	15	18	0	0	0	0	5	3	20	21	-4.8
Delta - Ladner	21	32	0	0	3	0	9	15	33	47	-29.8
Delta - North	48	24	18	58	59	0	43	22	168	104	61.5
Delta	84	74	18	58	62	0	57	40	221	172	28.5
Langley City	10	4	0	0	33	5	0	0	43	9	**
Langley District	132	147	16	0	334	163	231	340	713	650	9.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	134	140	24	4	70	96	144	75	372	315	18.1
New Westminster	38	39	2	6	82	82	341	0	463	127	**
North Vancouver City	30	22	8	8	20	0	361	458	419	488	-14.1
North Vancouver DM	70	72	0	0	46	0	255	37	371	109	**
Pitt Meadows	6	2	4	0	0	24	64	0	74	26	184.6
Port Coquitlam	15	34	6	2	114	72	89	113	224	221	1.4
Port Moody	2	5	2	0	0	0	0	0	4	5	-20.0
Richmond	255	168	18	16	75	131	1,789	451	2,137	766	179.0
Surrey - South	171	137	24	0	162	222	63	196	420	555	-24.3
Surrey - Cloverdale	110	58	6	14	195	156	94	131	405	359	12.8
Surrey - North	314	250	6	4	327	252	308	87	955	593	61.0
Surrey - Guildford	9	12	0	0	16	23	34	105	59	140	-57.9
Surrey - Whalley	74	73	0	0	0	4	175	253	249	330	-24.5
Surrey Total	678	530	36	18	700	657	674	772	2,088	1,977	5.6
University Endowment Lands	10	1	0	0	0	7	199	513	209	521	-59.9
Vancouver - West End	0	0	0	4	0	0	0	191	0	195	-100.0
Vancouver - Downtown	0	0	0	0	0	0	281	579	281	579	-51.5
Vancouver - Kitsilano	3	8	8	8	0	0	55	56	66	72	-8.3
Vancouver - False Creek	1	0	0	0	0	0	80	638	81	638	-87.3
Vancouver - Granville/Oak	6	7	6	2	0	0	58	6	70	15	**
Vancouver - Kerrisdale	22	41	0	0	0	0	43	3	65	44	47.7
Vancouver - Marpole	39	38	6	8	0	0	4	126	49	172	-71.5
Vancouver - Eastside	439	541	54	32	8	26	782	891	1,283	1,490	-13.9
Vancouver - Mt. Pleasant	0	1	8	22	9	0	168	86	185	109	69.7
Vancouver - Strath/Grand	4	4	4	12	5	3	137	298	150	317	-52.7
Vancouver - Westside	195	232	0	2	19	0	254	171	468	405	15.6
Vancouver Total	709	872	86	90	41	29	1,862	3,045	2,698	4,036	-33.2
West Vancouver	66	89	0	4	0	4	12	93	78	190	-58.9
White Rock	55	36	0	2	0	12	46	25	101	75	34.7
Indian Reserves	34	0	0	0	0	0	0	0	34	0	n/a
Vancouver CMA	2,836	2,627	342	294	1,811	1,437	8,015	7,853	13,004	12,211	6.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	26	0	0	0	158	0	0	0
Burnaby - North	0	0	0	0	0	0	8	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	135	0	1	0
Burnaby - Central Park	0	0	0	0	10	0	2	0
Burnaby - Remainder	0	0	0	0	0	0	16	0
Burnaby Total	26	0	0	0	303	0	27	0
Coquitlam	10	4	0	0	0	43	21	16
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	3	0	0	0	0	0	1	0
Delta - North	20	0	0	0	0	0	3	6
Delta	23	0	0	0	0	0	4	6
Langley City	0	0	0	0	0	0	0	0
Langley District	92	34	0	0	0	0	18	9
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	49	0	0	63	0	0	0
New Westminster	0	12	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	3	0
North Vancouver DM	0	0	0	0	0	0	88	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	24	5	0	0	24	18	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	20	26	0	0	445	76	155	7
Surrey - South	28	31	0	0	0	10	3	2
Surrey - Cloverdale	14	0	0	0	0	0	3	4
Surrey - North	13	47	0	0	0	0	34	10
Surrey - Guildford	6	0	0	0	0	51	1	1
Surrey - Whalley	0	0	0	0	69	103	7	5
Surrey Total	61	78	0	0	69	164	48	22
University Endowment Lands	0	0	0	0	105	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	424	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	2
Vancouver - Marpole	0	0	0	0	0	0	0	4
Vancouver - Eastside	0	0	0	0	92	0	34	79
Vancouver - Mt. Pleasant	0	0	0	0	55	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	1
Vancouver - Westside	0	0	0	0	0	0	3	5
Vancouver Total	0	0	0	0	147	424	37	91
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	11	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	256	208	0	0	1,156	725	412	166

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	26	0	0	0	158	52	0	0
Burnaby - North	0	0	0	0	35	607	20	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	135	71	11	0
Burnaby - Central Park	0	60	0	0	76	544	14	0
Burnaby - Remainder	69	0	0	0	326	0	43	0
Burnaby Total	137	60	0	0	730	1,274	90	0
Coquitlam	67	95	0	0	931	522	140	94
Delta - Tsawwassen	0	0	0	0	0	0	5	3
Delta - Ladner	3	0	0	0	0	13	9	2
Delta - North	59	0	0	0	0	0	43	22
Delta	62	0	0	0	0	13	57	27
Langley City	33	5	0	0	0	0	0	0
Langley District	334	163	0	0	176	231	55	109
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	96	0	0	144	75	0	0
New Westminster	82	82	0	0	341	0	0	0
North Vancouver City	20	0	0	0	165	431	196	27
North Vancouver DM	46	0	0	0	141	0	114	37
Pitt Meadows	0	24	0	0	64	0	0	0
Port Coquitlam	114	72	0	0	84	98	5	15
Port Moody	0	0	0	0	0	0	0	0
Richmond	75	131	0	0	1,435	416	354	35
Surrey - South	162	222	0	0	42	179	21	17
Surrey - Cloverdale	195	156	0	0	68	112	26	19
Surrey - North	327	252	0	0	125	0	183	87
Surrey - Guildford	16	23	0	0	29	100	5	5
Surrey - Whalley	0	4	0	0	125	228	50	25
Surrey Total	700	657	0	0	389	619	285	153
University Endowment Lands	0	7	0	0	105	232	94	281
Vancouver - West End	0	0	0	0	0	5	0	186
Vancouver - Downtown	0	0	0	0	0	579	281	0
Vancouver - Kitsilano	0	0	0	0	55	38	0	18
Vancouver - False Creek	0	0	0	0	80	548	0	90
Vancouver - Granville/Oak	0	0	0	0	56	4	2	2
Vancouver - Kerrisdale	0	0	0	0	39	0	4	3
Vancouver - Marpole	0	0	0	0	0	117	4	9
Vancouver - Eastside	8	26	0	0	593	618	189	273
Vancouver - Mt. Pleasant	9	0	0	0	168	85	0	1
Vancouver - Strath/Grand	5	3	0	0	137	0	0	298
Vancouver - Westside	19	0	0	0	143	43	111	128
Vancouver Total	41	29	0	0	1,271	2,037	591	1,008
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	12	0	0	10	0	36	25
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,781	1,437	0	0	5,998	6,041	2,017	1,812

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	184	0	0	0	184	0
Burnaby - North	15	8	0	0	8	0	23	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	1	135	0	1	0	138	1
Burnaby - Central Park	4	1	10	0	2	0	16	1
Burnaby - Remainder	36	14	0	0	16	0	52	14
Burnaby Total	57	24	329	0	27	0	413	24
Coquitlam	31	32	20	47	21	17	72	96
Delta - Tsawwassen	2	1	0	0	0	0	2	1
Delta - Ladner	3	1	3	0	1	0	7	1
Delta - North	3	6	20	2	3	6	26	14
Delta	8	8	23	2	4	6	35	16
Langley City	3	0	0	0	0	0	3	0
Langley District	37	18	88	34	19	12	144	64
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	12	17	63	49	0	0	75	66
New Westminster	8	8	0	12	0	0	8	20
North Vancouver City	6	6	0	0	3	2	9	8
North Vancouver DM	14	15	0	0	88	7	102	22
Pitt Meadows	1	0	0	0	0	0	1	0
Port Coquitlam	3	10	48	23	0	1	51	34
Port Moody	0	0	0	0	0	0	0	0
Richmond	36	32	465	108	155	7	656	147
Surrey - South	32	18	32	41	3	2	67	61
Surrey - Cloverdale	3	8	14	0	3	4	20	12
Surrey - North	46	40	13	47	37	20	96	107
Surrey - Guildford	2	1	6	51	1	1	9	53
Surrey - Whalley	13	12	69	103	7	5	89	120
Surrey Total	96	79	134	242	51	32	281	353
University Endowment Lands	0	0	105	0	0	0	105	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	424	0	0	0	424
Vancouver - Kitsilano	2	2	0	0	0	0	2	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	0	0	0	0	1	2	1
Vancouver - Kerrisdale	5	7	0	0	0	2	5	9
Vancouver - Marpole	7	8	0	0	1	6	8	14
Vancouver - Eastside	48	39	92	0	63	111	203	150
Vancouver - Mt. Pleasant	0	2	55	0	0	0	55	2
Vancouver - Strath/Grand	0	5	0	0	0	1	0	6
Vancouver - Westside	21	26	0	0	5	16	26	42
Vancouver Total	85	89	147	424	69	137	301	650
West Vancouver	11	13	0	0	0	0	11	13
White Rock	13	9	0	0	11	7	24	16
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	421	361	1,422	941	448	228	2,291	1,530

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	8	7	0	0	1	3	9	10
Belcarra	2	0	0	0	0	0	2	0
Bowen Island	13	6	0	0	0	1	43	7
Burnaby - Mountain	0	0	184	52	0	0	184	52
Burnaby - North	60	40	35	607	20	0	115	647
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	40	31	179	71	11	0	230	102
Burnaby - Central Park	37	27	76	604	14	0	127	631
Burnaby - Remainder	181	96	395	0	43	0	619	96
Burnaby Total	320	195	869	1,334	90	0	1,279	1,529
Coquitlam	236	233	1,043	637	142	108	1,421	978
Delta - Tsawwassen	15	18	0	0	5	3	20	21
Delta - Ladner	20	29	3	13	10	5	33	47
Delta - North	48	76	77	6	43	22	168	104
Delta	83	123	80	19	58	30	221	172
Langley City	10	4	33	5	0	0	43	9
Langley District	141	125	509	405	63	120	713	650
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	139	138	232	175	1	2	372	315
New Westminster	40	43	423	84	0	0	463	127
North Vancouver City	38	24	185	431	196	33	419	488
North Vancouver DM	70	72	187	0	114	37	371	109
Pitt Meadows	10	2	64	24	0	0	74	26
Port Coquitlam	21	36	198	170	5	15	224	221
Port Moody	4	5	0	0	0	0	4	5
Richmond	255	167	1,524	560	358	39	2,137	766
Surrey - South	163	133	234	401	23	21	420	555
Surrey - Cloverdale	85	45	267	282	53	32	405	359
Surrey - North	303	233	454	254	198	106	955	593
Surrey - Guildford	9	12	45	123	5	5	59	140
Surrey - Whalley	74	73	125	232	50	25	249	330
Surrey Total	634	496	1,125	1,292	329	189	2,088	1,977
University Endowment Lands	10	1	105	239	94	281	209	521
Vancouver - West End	0	4	0	5	0	186	0	195
Vancouver - Downtown	0	0	0	579	281	0	281	579
Vancouver - Kitsilano	11	16	55	38	0	18	66	72
Vancouver - False Creek	1	0	80	548	0	90	81	638
Vancouver - Granville/Oak	11	7	56	4	3	4	70	15
Vancouver - Kerrisdale	20	34	39	0	6	10	65	44
Vancouver - Marpole	39	37	0	117	10	18	49	172
Vancouver - Eastside	311	348	603	642	369	500	1,283	1,490
Vancouver - Mt. Pleasant	8	23	177	85	0	1	185	109
Vancouver - Strath/Grand	109	16	40	3	1	298	150	317
Vancouver - Westside	160	184	162	43	146	178	468	405
Vancouver Total	670	669	1,212	2,064	816	1,303	2,698	4,036
West Vancouver	66	89	12	101	0	0	78	190
White Rock	50	38	10	12	41	25	101	75
Indian Reserves	33	0	0	0	1	0	34	0
Vancouver CMA	2,854	2,473	7,811	7,552	2,309	2,186	13,004	12,211

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	16	2	0	0	0	0	0	0	16	2	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	1	6	2	0	0	0	0	10	3	**
Burnaby - Central Park	1	0	4	0	0	0	0	0	5	0	n/a
Burnaby - Remainder	23	6	8	2	0	21	0	0	31	29	6.9
Burnaby Total	44	9	18	4	0	21	0	0	62	34	82.4
Coquitlam	35	43	0	6	12	36	20	9	67	94	-28.7
Delta - Tsawwassen	7	0	0	0	0	0	1	0	8	0	n/a
Delta - Ladner	4	3	0	6	0	0	0	0	4	9	-55.6
Delta - North	8	5	4	10	0	0	8	4	20	19	5.3
Delta	19	8	4	16	0	0	9	4	32	28	14.3
Langley City	2	0	0	0	19	0	0	0	21	0	n/a
Langley District	18	25	0	0	20	12	6	11	44	48	-8.3
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	24	27	2	0	0	6	0	140	26	173	-85.0
New Westminster	5	2	0	0	18	6	0	0	23	8	187.5
North Vancouver City	7	14	0	4	0	4	5	67	12	89	-86.5
North Vancouver DM	5	4	0	0	0	0	3	3	8	7	14.3
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	5	1	0	0	16	0	20	1	41	2	**
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	24	26	0	0	10	12	317	17	351	55	**
Surrey - South	13	26	0	0	15	20	5	56	33	102	-67.6
Surrey - Cloverdale	6	7	2	0	36	11	1	3	45	21	114.3
Surrey - North	42	37	2	2	57	66	19	11	120	116	3.4
Surrey - Guildford	1	0	0	0	6	0	55	0	62	0	n/a
Surrey - Whalley	5	10	0	0	0	0	65	74	70	84	-16.7
Surrey Total	67	80	4	2	114	97	145	144	330	323	2.2
University Endowment Lands	2	0	0	0	0	0	0	0	2	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	3	0	2	2	0	0	2	2	7	4	75.0
Vancouver - False Creek	0	0	0	0	0	0	0	259	0	259	-100.0
Vancouver - Granville/Oak	3	2	2	0	0	0	0	1	5	3	66.7
Vancouver - Kerrisdale	8	9	0	0	0	0	2	0	10	9	11.1
Vancouver - Marpole	7	9	0	0	0	0	2	1	9	10	-10.0
Vancouver - Eastside	66	88	14	8	16	6	78	31	174	133	30.8
Vancouver - Mt. Pleasant	1	0	0	4	0	0	1	0	2	4	-50.0
Vancouver - Strath/Grand	1	0	0	0	0	6	1	12	2	18	-88.9
Vancouver - Westside	26	51	0	0	0	0	4	7	30	58	-48.3
Vancouver Total	115	159	18	14	16	12	90	313	239	498	-52.0
West Vancouver	4	4	0	0	0	0	0	0	4	4	0.0
White Rock	3	8	0	0	0	0	1	11	4	19	-78.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	379	410	46	46	225	206	616	720	1,266	1,382	-8.4

Source: CMHC (Starts and Completions Survey)

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Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	12	9	0	0	0	0	0	0	12	9	33.3
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	6	9	0	0	0	0	0	0	6	9	-33.3
Burnaby - Mountain	2	5	0	0	0	0	0	179	2	184	-98.9
Burnaby - North	93	43	8	2	0	4	18	203	119	252	-52.8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6	0	6	-100.0
Burnaby - South & East	39	21	32	8	6	0	71	87	148	116	27.6
Burnaby - Central Park	22	8	20	0	60	0	342	245	444	253	75.5
Burnaby - Remainder	137	73	54	28	0	46	122	210	313	357	-12.3
Burnaby Total	293	150	114	38	66	50	553	930	1,026	1,168	-12.2
Coquitlam	179	247	42	32	80	148	344	726	645	1,153	-44.1
Delta - Tsawwassen	21	37	0	2	0	0	91	1	112	40	180.0
Delta - Ladner	31	29	0	8	0	0	15	37	46	74	-37.8
Delta - North	32	31	62	34	0	0	29	24	123	89	38.2
Delta	84	97	62	44	0	0	135	62	281	203	38.4
Langley City	12	0	0	0	38	0	0	0	50	0	n/a
Langley District	163	225	2	2	185	150	310	252	660	629	4.9
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	112	124	4	0	65	30	0	217	181	371	-51.2
New Westminster	39	29	2	6	58	17	379	0	478	52	**
North Vancouver City	34	34	4	14	4	20	397	135	439	203	116.3
North Vancouver DM	52	46	0	0	0	29	23	78	75	153	-51.0
Pitt Meadows	3	14	0	2	8	12	0	68	11	96	-88.5
Port Coquitlam	34	20	2	0	56	46	184	101	276	167	65.3
Port Moody	5	5	0	0	0	23	0	185	5	213	-97.7
Richmond	213	254	10	8	117	56	979	768	1,319	1,086	21.5
Surrey - South	124	211	14	14	222	168	238	144	598	537	11.4
Surrey - Cloverdale	55	91	20	4	153	162	20	22	248	279	-11.1
Surrey - North	266	269	8	4	397	400	98	295	769	968	-20.6
Surrey - Guildford	9	6	0	0	28	27	158	4	195	37	**
Surrey - Whalley	49	81	0	2	0	30	83	455	132	568	-76.8
Surrey Total	503	658	42	24	800	787	597	920	1,942	2,389	-18.7
University Endowment Lands	2	4	0	0	7	16	232	90	241	110	119.1
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	1,137	266	1,137	266	**
Vancouver - Kitsilano	9	4	12	12	0	0	155	11	176	27	**
Vancouver - False Creek	1	0	0	0	0	0	322	838	323	838	-61.5
Vancouver - Granville/Oak	12	6	8	2	4	9	8	37	32	54	-40.7
Vancouver - Kerrisdale	47	46	0	0	0	0	5	6	52	52	0.0
Vancouver - Marpole	52	39	12	2	0	0	10	7	74	48	54.2
Vancouver - Eastside	434	538	38	46	32	65	349	1,089	853	1,738	-50.9
Vancouver - Mt. Pleasant	2	0	36	30	3	0	33	129	74	159	-53.5
Vancouver - Strath/Grand	11	5	14	0	6	24	36	19	67	48	39.6
Vancouver - Westside	270	257	2	0	0	0	142	66	414	323	28.2
Vancouver Total	838	895	122	92	45	98	2,197	2,468	3,202	3,553	-9.9
West Vancouver	65	76	0	6	0	0	156	0	221	82	169.5
White Rock	30	41	0	0	13	10	17	171	60	222	-73.0
Indian Reserves	0	0	0	0	0	0	0	103	0	103	-100.0
Vancouver CMA	2,680	2,938	406	268	1,542	1,492	6,503	7,274	11,131	11,972	-7.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	21	0	0	0	0	0	0
Burnaby Total	0	21	0	0	0	0	0	0
Coquitlam	12	36	0	0	0	0	20	9
Delta - Tsawwassen	0	0	0	0	0	0	1	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	8	4
Delta	0	0	0	0	0	0	9	4
Langley City	19	0	0	0	0	0	0	0
Langley District	20	12	0	0	0	0	6	11
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	6	0	0	0	140	0	0
New Westminster	18	6	0	0	0	0	0	0
North Vancouver City	0	4	0	0	0	62	5	5
North Vancouver DM	0	0	0	0	0	0	3	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	16	0	0	0	18	0	2	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	10	12	0	0	307	0	10	17
Surrey - South	15	20	0	0	0	51	5	5
Surrey - Cloverdale	36	11	0	0	0	0	1	3
Surrey - North	57	66	0	0	0	0	19	11
Surrey - Guildford	6	0	0	0	55	0	0	0
Surrey - Whalley	0	0	0	0	62	70	3	4
Surrey Total	114	97	0	0	117	121	28	23
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	2	2	0	0
Vancouver - False Creek	0	0	0	0	0	259	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	2	0
Vancouver - Marpole	0	0	0	0	0	0	2	1
Vancouver - Eastside	16	6	0	0	0	0	78	31
Vancouver - Mt. Pleasant	0	0	0	0	0	0	1	0
Vancouver - Strath/Grand	0	6	0	0	0	0	1	12
Vancouver - Westside	0	0	0	0	0	0	4	7
Vancouver Total	16	12	0	0	2	261	88	52
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	7	1	4
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	225	206	0	0	444	591	172	129

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	179	0	0
Burnaby - North	0	4	0	0	18	203	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	0	0
Burnaby - Central Park	60	0	0	0	342	245	0	0
Burnaby - Remainder	0	46	0	0	122	210	0	0
Burnaby Total	66	50	0	0	553	924	0	6
Coquitlam	80	148	0	0	250	614	94	112
Delta - Tsawwassen	0	0	0	0	88	0	3	1
Delta - Ladner	0	0	0	0	13	32	2	5
Delta - North	0	0	0	0	0	0	29	24
Delta	0	0	0	0	101	32	34	30
Langley City	38	0	0	0	0	0	0	0
Langley District	185	150	0	0	231	166	79	86
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	65	30	0	0	0	217	0	0
New Westminster	58	17	0	0	379	0	0	0
North Vancouver City	4	20	0	0	381	89	16	46
North Vancouver DM	0	29	0	0	0	59	23	19
Pitt Meadows	8	12	0	0	0	68	0	0
Port Coquitlam	56	46	0	0	112	85	72	16
Port Moody	0	23	0	0	0	185	0	0
Richmond	117	38	0	18	868	590	111	178
Surrey - South	222	168	0	0	218	99	20	45
Surrey - Cloverdale	153	162	0	0	0	0	20	22
Surrey - North	397	400	0	0	0	96	98	199
Surrey - Guildford	28	27	0	0	155	0	3	4
Surrey - Whalley	0	30	0	0	62	432	21	23
Surrey Total	800	787	0	0	435	627	162	293
University Endowment Lands	7	16	0	0	232	90	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	918	156	219	110
Vancouver - Kitsilano	0	0	0	0	133	11	22	0
Vancouver - False Creek	0	0	0	0	322	691	0	147
Vancouver - Granville/Oak	4	9	0	0	7	7	1	30
Vancouver - Kerrisdale	0	0	0	0	0	0	5	6
Vancouver - Marpole	0	0	0	0	0	0	10	7
Vancouver - Eastside	32	65	0	0	54	677	295	412
Vancouver - Mt. Pleasant	3	0	0	0	32	129	1	0
Vancouver - Strath/Grand	6	24	0	0	34	7	2	12
Vancouver - Westside	0	0	0	0	3	0	139	66
Vancouver Total	45	98	0	0	1,503	1,678	694	790
West Vancouver	0	0	0	0	15	0	141	0
White Rock	13	10	0	0	0	149	17	22
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	1,542	1,474	0	18	5,060	5,676	1,443	1,598

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	16	2	0	0	0	0	16	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	10	3	0	0	0	0	10	3
Burnaby - Central Park	5	0	0	0	0	0	5	0
Burnaby - Remainder	31	8	0	21	0	0	31	29
Burnaby Total	62	13	0	21	0	0	62	34
Coquitlam	35	48	12	36	20	10	67	94
Delta - Tsawwassen	7	0	0	0	1	0	8	0
Delta - Ladner	3	0	0	9	1	0	4	9
Delta - North	12	11	0	4	8	4	20	19
Delta	22	11	0	13	10	4	32	28
Langley City	2	0	19	0	0	0	21	0
Langley District	17	20	21	15	6	13	44	48
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	26	26	0	146	0	1	26	173
New Westminster	5	2	18	6	0	0	23	8
North Vancouver City	7	13	0	66	5	10	12	89
North Vancouver DM	5	4	0	0	3	3	8	7
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	5	1	34	0	2	1	41	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	21	25	317	12	13	18	351	55
Surrey - South	13	31	15	65	5	6	33	102
Surrey - Cloverdale	4	6	38	11	3	4	45	21
Surrey - North	39	36	59	68	22	12	120	116
Surrey - Guildford	1	0	61	0	0	0	62	0
Surrey - Whalley	5	10	62	70	3	4	70	84
Surrey Total	62	83	235	214	33	26	330	323
University Endowment Lands	2	0	0	0	0	0	2	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	5	4	2	0	0	0	7	4
Vancouver - False Creek	0	0	0	259	0	0	0	259
Vancouver - Granville/Oak	5	1	0	0	0	2	5	3
Vancouver - Kerrisdale	6	9	0	0	4	0	10	9
Vancouver - Marpole	5	8	0	0	4	2	9	10
Vancouver - Eastside	53	67	16	6	105	60	174	133
Vancouver - Mt. Pleasant	1	4	0	0	1	0	2	4
Vancouver - Strath/Grand	1	0	0	6	1	12	2	18
Vancouver - Westside	22	45	0	0	8	13	30	58
Vancouver Total	98	138	18	271	123	89	239	498
West Vancouver	4	4	0	0	0	0	4	4
White Rock	3	8	0	7	1	4	4	19
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	376	396	674	807	216	179	1,266	1,382

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	1,165,000	1,584,895
Year-to-date 2013	1	14.3	0	0.0	0	0.0	3	42.9	3	42.9	7	--	--
Belcarra													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2013	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	--	--
Burnaby													
August 2014	0	0.0	0	0.0	6	15.8	28	73.7	4	10.5	38	1,185,578	1,225,895
August 2013	0	0.0	1	4.5	2	9.1	14	63.6	5	22.7	22	1,276,000	1,255,223
Year-to-date 2014	0	0.0	2	0.7	50	16.9	191	64.5	53	17.9	296	1,205,288	1,269,918
Year-to-date 2013	1	0.7	6	4.4	36	26.5	69	50.7	24	17.6	136	1,152,000	1,194,952
Coquitlam													
August 2014	0	0.0	1	2.7	28	75.7	8	21.6	0	0.0	37	925,000	963,747
August 2013	2	5.9	14	41.2	18	52.9	0	0.0	0	0.0	34	763,000	758,273
Year-to-date 2014	2	1.3	13	8.1	97	60.6	44	27.5	4	2.5	160	925,450	979,336
Year-to-date 2013	2	0.9	47	21.8	115	53.2	47	21.8	5	2.3	216	849,950	903,077
Delta													
August 2014	0	0.0	0	0.0	9	52.9	8	47.1	0	0.0	17	990,000	1,035,493
August 2013	0	0.0	1	12.5	5	62.5	2	25.0	0	0.0	8	--	--
Year-to-date 2014	1	1.3	8	10.0	36	45.0	30	37.5	5	6.3	80	956,000	1,041,266
Year-to-date 2013	0	0.0	7	8.1	40	46.5	35	40.7	4	4.7	86	967,218	1,012,569
Langley City													
August 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	2	33.3	3	50.0	1	16.7	0	0.0	6	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Langley District													
August 2014	4	16.0	10	40.0	8	32.0	1	4.0	2	8.0	25	723,809	890,020
August 2013	9	42.9	2	9.5	5	23.8	3	14.3	2	9.5	21	626,074	885,055
Year-to-date 2014	20	11.7	78	45.6	42	24.6	18	10.5	13	7.6	171	709,523	868,563
Year-to-date 2013	66	34.6	43	22.5	33	17.3	20	10.5	29	15.2	191	699,000	928,666

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
August 2014	10	71.4	4	28.6	0	0.0	0	0.0	0	0.0	14	549,950	576,393
August 2013	19	67.9	7	25.0	2	7.1	0	0.0	0	0.0	28	549,450	564,185
Year-to-date 2014	69	54.3	45	35.4	8	6.3	5	3.9	0	0.0	127	589,900	625,085
Year-to-date 2013	94	78.3	21	17.5	5	4.2	0	0.0	0	0.0	120	549,900	555,021
New Westminster													
August 2014	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
August 2013	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	1	2.6	11	28.9	15	39.5	10	26.3	1	2.6	38	847,000	903,473
Year-to-date 2013	4	9.8	15	36.6	18	43.9	4	9.8	0	0.0	41	761,300	801,515
North Vancouver City													
August 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
August 2013	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9	--	--
Year-to-date 2014	0	0.0	0	0.0	1	2.7	12	32.4	24	64.9	37	1,584,112	1,580,771
Year-to-date 2013	0	0.0	0	0.0	1	6.7	10	66.7	4	26.7	15	1,460,000	1,488,960
North Vancouver DM													
August 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
August 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2014	1	1.8	0	0.0	0	0.0	15	26.8	40	71.4	56	1,769,500	1,796,126
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	24.3	28	75.7	37	1,749,000	1,867,784
Pitt Meadows													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Port Coquitlam													
August 2014	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
August 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	2.4	7	16.7	34	81.0	0	0.0	0	0.0	42	849,000	819,986
Year-to-date 2013	1	6.7	7	46.7	5	33.3	2	13.3	0	0.0	15	718,000	818,031
Port Moody													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
August 2014	0	0.0	0	0.0	3	13.6	10	45.5	9	40.9	22	1,271,000	1,472,303
August 2013	0	0.0	0	0.0	2	11.8	9	52.9	6	35.3	17	1,352,000	1,566,255
Year-to-date 2014	1	0.4	1	0.4	21	7.8	105	38.9	142	52.6	270	1,530,000	1,605,846
Year-to-date 2013	0	0.0	0	0.0	12	7.0	68	39.8	91	53.2	171	1,530,000	1,655,697

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
August 2014	5	6.8	25	34.2	35	47.9	6	8.2	2	2.7	73	790,000	839,225
August 2013	9	9.6	51	54.3	21	22.3	12	12.8	1	1.1	94	719,500	791,979
Year-to-date 2014	39	6.8	233	40.9	228	40.0	47	8.2	23	4.0	570	769,000	841,974
Year-to-date 2013	78	13.2	225	38.1	207	35.0	50	8.5	31	5.2	591	749,000	859,780
University Endowment Lands													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Vancouver City													
August 2014	0	0.0	0	0.0	3	5.1	20	33.9	36	61.0	59	1,809,000	2,135,160
August 2013	0	0.0	2	2.2	3	3.3	27	30.0	58	64.4	90	1,934,000	2,153,294
Year-to-date 2014	0	0.0	5	0.8	14	2.1	205	31.0	438	66.2	662	2,002,000	2,356,819
Year-to-date 2013	0	0.0	3	0.6	24	4.9	188	38.6	272	55.9	487	1,655,000	2,010,281
West Vancouver													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	3,388,000	3,771,658
Year-to-date 2013	1	1.5	0	0.0	0	0.0	2	3.0	64	95.5	67	3,980,000	4,006,648
White Rock													
August 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
August 2013	0	0.0	1	11.1	0	0.0	0	0.0	8	88.9	9	--	--
Year-to-date 2014	0	0.0	0	0.0	4	14.3	8	28.6	16	57.1	28	1,600,000	1,739,330
Year-to-date 2013	0	0.0	1	2.7	2	5.4	17	45.9	17	45.9	37	1,495,000	1,609,562
Indian Reserves													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
August 2014	20	6.3	42	13.2	102	32.0	86	27.0	69	21.6	319	980,000	1,294,435
August 2013	40	11.5	84	24.1	59	16.9	74	21.2	92	26.4	349	918,000	1,298,955
Year-to-date 2014	137	5.2	410	15.5	560	21.2	702	26.6	828	31.4	2,637	1,149,532	1,471,498
Year-to-date 2013	257	11.4	379	16.9	506	22.5	526	23.4	577	25.7	2,245	992,000	1,321,225

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2014

Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	1,584,895	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	--	n/a
Burnaby Total	1,225,895	1,255,223	-2.3	1,269,918	1,194,952	6.3
Coquitlam	963,747	758,273	27.1	979,336	903,077	8.4
Delta	1,035,493	--	n/a	1,041,266	1,012,569	2.8
Langley City	--	--	n/a	--	--	n/a
Langley District	890,020	885,055	0.6	868,563	928,666	-6.5
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	576,393	564,185	2.2	625,085	555,021	12.6
New Westminster	--	--	n/a	903,473	801,515	12.7
North Vancouver City	--	--	n/a	1,580,771	1,488,960	6.2
North Vancouver DM	--	--	n/a	1,796,126	1,867,784	-3.8
Pitt Meadows	--	--	n/a	--	--	n/a
Port Coquitlam	--	--	n/a	819,986	818,031	0.2
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,472,303	1,566,255	-6.0	1,605,846	1,655,697	-3.0
Surrey Total	839,225	791,979	6.0	841,974	859,780	-2.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	2,135,160	2,153,294	-0.8	2,356,819	2,010,281	17.2
West Vancouver	--	--	n/a	3,771,658	4,006,648	-5.9
White Rock	--	--	n/a	1,739,330	1,609,562	8.1
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,294,435	1,298,955	-0.3	1,471,498	1,321,225	11.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,002	5,258	4,608	43.4	748,651	-0.5	743,142
	February	1,822	-29.2	1,893	5,010	4,602	41.1	760,976	-5.6	734,622
	March	2,373	-18.7	2,060	5,024	4,550	45.3	759,340	-0.3	740,128
	April	2,666	-6.0	2,067	6,049	4,365	47.4	739,587	0.6	728,953
	May	2,937	1.4	2,247	5,8 1	4,241	53.0	772,569	5.4	749,885
	June	2,668	11.3	2,383	5,038	4,494	53.0	762,861	8.8	762,633
	July	2,986	39.9	2,631	5,021	4,656	56.5	757,338	13.5	777,916
	August	2,557	53.1	2,736	4,315	4,777	57.3	784,567	8.2	781,373
	September	2,524	64.3	2,816	5,143	4,662	60.4	786,522	8.8	793,586
	October	2,698	37.0	2,642	4,487	4,779	55.3	775,542	5.3	768,751
	November	2,390	37.9	2,708	3,347	5,288	51.2	774,932	13.6	802,735
	December	1,990	69.9	2,800	1,943	5,453	51.3	785,574	14.9	824,738
2014	January	1,804	31.3	2,693	5,498	4,832	55.7	812,536	8.5	806,506
	February	2,570	41.1	2,635	4,860	4,561	57.8	846,978	11.3	810,512
	March	2,697	13.7	2,290	5,445	4,511	50.8	801,543	5.6	785,525
	April	3,090	15.9	2,636	6,118	4,892	53.9	801,171	8.3	795,798
	May	3,331	13.4	2,745	6,111	4,739	57.9	814,418	5.4	795,336
	June	3,452	29.4	2,898	5,518	4,832	60.0	796,714	4.4	803,287
	July	3,111	4.2	2,746	5,115	4,845	56.7	805,061	6.3	823,166
	August	2,820	10.3	2,967	4,036	4,816	61.6	802,763	2.3	802,383
	September									
	October									
	November									
	December									
	Q2 2013	8,271	0.0		16,928			758,807	0.0	
	Q2 2014	9,873	19.4		17,747			804,082	6.0	
	YTD 2013	19,383	1.8		41,556			761,528	3.3	
	YTD 2014	22,875	18.0		42,701			809,239	6.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79	95.5	121.2	1,304	5.7	64.7	889
	August	570	3.14	4.79		121.2	1,306	5.7	64.7	897
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2014		
Abbotsford-Mission CMA[1]	July 2014	August 2014
Trend[2]	568	622
SAAR	512	629
	August 2013	August 2014
Actual		
August - Single-Detached	19	32
August - Multiples	3	24
August - Total	22	56
January to August - Single-Detached	121	154
January to August - Multiples	327	205
January to August - Total	448	359

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	31	0	0	0	20	0	1	4	56
August 2013	15	0	0	0	0	0	4	3	22
% Change	106.7	n/a	n/a	n/a	n/a	n/a	-75.0	33.3	154.5
Year-to-date 2014	140	0	0	0	39	146	14	20	359
Year-to-date 2013	114	0	0	0	71	0	7	256	448
% Change	22.8	n/a	n/a	n/a	-45.1	n/a	100.0	-92.2	-19.9
UNDER CONSTRUCTION									
August 2014	150	0	0	0	61	338	13	25	587
August 2013	127	0	0	0	77	0	7	260	471
% Change	18.1	n/a	n/a	n/a	-20.8	n/a	85.7	-90.4	24.6
COMPLETIONS									
August 2014	21	0	0	0	0	0	2	1	24
August 2013	20	0	0	0	21	0	0	4	45
% Change	5.0	n/a	n/a	n/a	-100.0	n/a	n/a	-75.0	-46.7
Year-to-date 2014	126	0	0	0	45	0	14	248	433
Year-to-date 2013	119	0	0	0	77	0	3	45	244
% Change	5.9	n/a	n/a	n/a	-41.6	n/a	**	**	77.5
COMPLETED & NOT ABSORBED									
August 2014	48	0	0	0	61	0	n/a	n/a	109
August 2013	76	1	0	0	82	18	n/a	n/a	177
% Change	-36.8	-100.0	n/a	n/a	-25.6	-100.0	n/a	n/a	-38.4
ABSORBED									
August 2014	23	0	0	0	4	0	n/a	n/a	27
August 2013	23	0	0	0	12	2	n/a	n/a	37
% Change	0.0	n/a	n/a	n/a	-66.7	-100.0	n/a	n/a	-27.0
Year-to-date 2014	145	1	0	0	70	10	n/a	n/a	226
Year-to-date 2013	159	3	6	0	38	11	n/a	n/a	217
% Change	-8.8	-66.7	-100.0	n/a	84.2	-9.1	n/a	n/a	4.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
August 2014	16	0	0	0	20	0	0	4	40
August 2013	8	0	0	0	0	0	3	3	14
Mission DM									
August 2014	15	0	0	0	0	0	1	0	16
August 2013	7	0	0	0	0	0	1	0	8
Indian Reserves									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2014	31	0	0	0	20	0	1	4	56
August 2013	15	0	0	0	0	0	4	3	22
UNDER CONSTRUCTION									
Abbotsford City									
August 2014	84	0	0	0	61	296	3	25	469
August 2013	90	0	0	0	77	0	5	260	432
Mission DM									
August 2014	66	0	0	0	0	42	10	0	118
August 2013	37	0	0	0	0	0	2	0	39
Indian Reserves									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2014	150	0	0	0	61	338	13	25	587
August 2013	127	0	0	0	77	0	7	260	471
COMPLETIONS									
Abbotsford City									
August 2014	7	0	0	0	0	0	0	1	8
August 2013	16	0	0	0	21	0	0	4	41
Mission DM									
August 2014	14	0	0	0	0	0	2	0	16
August 2013	4	0	0	0	0	0	0	0	4
Indian Reserves									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
August 2014	21	0	0	0	0	0	2	1	24
August 2013	20	0	0	0	21	0	0	4	45

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
August 2014	28	0	0	0	61	0	n/a	n/a	89
August 2013	52	0	0	0	82	18	n/a	n/a	152
Mission DM									
August 2014	20	0	0	0	0	0	n/a	n/a	20
August 2013	24	1	0	0	0	0	n/a	n/a	25
Indian Reserves									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2014	48	0	0	0	61	0	n/a	n/a	109
August 2013	76	1	0	0	82	18	n/a	n/a	177
ABSORBED									
Abbotsford City									
August 2014	11	0	0	0	4	0	n/a	n/a	15
August 2013	16	0	0	0	12	2	n/a	n/a	30
Mission DM									
August 2014	12	0	0	0	0	0	n/a	n/a	12
August 2013	7	0	0	0	0	0	n/a	n/a	7
Indian Reserves									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
August 2014	23	0	0	0	4	0	n/a	n/a	27
August 2013	23	0	0	0	12	2	n/a	n/a	37

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	186	0	0	0	91	192	15	265	749
% Change	-14.3	-100.0	n/a	n/a	3.4	**	114.3	**	101.9
2012	217	2	0	0	88	31	7	26	371
% Change	-19.0	0.0	n/a	-100.0	-34.8	-64.4	-30.0	-23.5	-30.9
2011	268	2	0	1	135	87	10	34	537
% Change	-31.1	0.0	n/a	-66.7	80.0	n/a	100.0	-19.0	4.1
2010	389	2	0	3	75	0	5	42	516
% Change	59.4	n/a	n/a	0.0	**	-100.0	**	10.5	41.4
2009	244	0	0	3	23	56	1	38	365
% Change	-34.6	-100.0	n/a	-88.9	-84.4	-91.9	n/a	-9.5	-71.6
2008	373	2	0	27	147	694	0	42	1,285
% Change	-39.0	n/a	n/a	-18.2	32.4	**	n/a	-64.1	18.1
2007	611	0	0	33	111	216	0	117	1,088
% Change	33.7	-100.0	n/a	-8.3	16.8	-60.7	n/a	77.3	-9.9
2006	457	4	0	36	95	549	0	66	1,207
% Change	-18.2	100.0	n/a	176.9	61.0	200.0	n/a	-66.3	19.3
2005	559	2	0	13	59	183	0	196	1,012
% Change	-20.4	0.0	n/a	-7.1	-13.2	**	n/a	-18.7	-6.6
2004	702	2	0	14	68	56	0	241	1,083

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Abbotsford City	16	11	2	0	18	0	4	3	40	14	185.7
Mission DM	16	8	0	0	0	0	0	0	16	8	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	32	19	2	0	18	0	4	3	56	22	154.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	76	82	2	0	37	71	166	256	281	409	-31.3
Mission DM	78	39	0	0	0	0	0	0	78	39	100.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	154	121	2	0	37	71	166	256	359	448	-19.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Abbotsford City	18	0	0	0	0	0	4	3
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	18	0	0	0	0	0	4	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	37	71	0	0	146	0	20	256
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	37	71	0	0	146	0	20	256

Table 2.4: Starts by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Abbotsford City	16	8	20	0	4	6	40	14
Mission DM	15	7	0	0	1	1	16	8
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	31	15	20	0	5	7	56	22

Table 2.5: Starts by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	74	77	185	71	22	261	281	409
Mission DM	66	37	0	0	12	2	78	39
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	140	114	185	71	34	263	359	448

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Abbotsford City	7	16	0	0	0	21	1	4	8	41	-80.5
Mission DM	16	4	0	0	0	0	0	0	16	4	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	23	20	0	0	0	21	1	4	24	45	-46.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	80	80	0	0	45	77	248	45	373	202	84.7
Mission DM	60	42	0	0	0	0	0	0	60	42	42.9
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	140	122	0	0	45	77	248	45	433	244	77.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Abbotsford City	0	21	0	0	0	0	1	4
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	21	0	0	0	0	1	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	45	77	0	0	0	0	248	45
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	45	77	0	0	0	0	248	45

Table 3.4: Completions by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Abbotsford City	7	16	0	21	1	4	8	41
Mission DM	14	4	0	0	2	0	16	4
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	20	0	21	3	4	24	45

Table 3.5: Completions by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	72	80	45	77	256	45	373	202
Mission DM	54	39	0	0	6	3	60	42
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	126	119	45	77	262	48	433	244

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
August 2014	2	18.2	2	18.2	6	54.5	0	0.0	1	9.1	11	560,900	558,500
August 2013	0	0.0	4	25.0	10	62.5	2	12.5	0	0.0	16	590,327	589,418
Year-to-date 2014	3	3.5	15	17.6	44	51.8	7	8.2	16	18.8	85	599,900	635,423
Year-to-date 2013	7	6.3	28	25.0	51	45.5	18	16.1	8	7.1	112	602,400	609,807
Mission DM													
August 2014	6	50.0	3	25.0	2	16.7	1	8.3	0	0.0	12	453,000	498,775
August 2013	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
Year-to-date 2014	28	46.7	23	38.3	8	13.3	1	1.7	0	0.0	60	456,500	471,346
Year-to-date 2013	7	14.9	36	76.6	3	6.4	1	2.1	0	0.0	47	469,800	483,581
Indian Reserves													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
August 2014	8	34.8	5	21.7	8	34.8	1	4.3	1	4.3	23	530,000	527,339
August 2013	1	4.3	9	39.1	11	47.8	2	8.7	0	0.0	23	577,570	563,748
Year-to-date 2014	31	21.4	38	26.2	52	35.9	8	5.5	16	11.0	145	560,000	567,529
Year-to-date 2013	14	8.8	64	40.3	54	34.0	19	11.9	8	5.0	159	559,159	572,495

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2014

Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	558,500	589,418	-5.2	635,423	609,807	4.2
Mission DM	498,775	--	n/a	471,346	483,581	-2.5
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	527,339	563,748	-6.5	567,529	572,495	-0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,174	41.2	434,876	-7.4	458,261
	February	867	-27.4	949	2,224	2,169	43.8	470,600	-6.7	472,525
	March	1,039	-21.3	1,002	2,439	2,117	47.3	483,157	1.8	479,609
	April	1,276	-6.4	988	2,665	2,117	46.7	495,670	-1.1	478,113
	May	1,292	-14.5	1,011	2,855	2,201	45.9	499,852	3.1	485,188
	June	1,258	-9.4	1,059	2,298	2,156	49.1	499,672	-0.8	480,580
	July	1,382	3.8	1,114	2,455	2,134	52.2	500,668	4.4	494,272
	August	1,209	20.1	1,190	2,104	2,237	53.2	482,006	-0.2	481,400
	September	1,078	36.3	1,201	2,154	2,125	56.5	491,766	-0.7	490,222
	October	1,183	20.2	1,188	1,993	2,024	58.7	488,209	2.5	494,046
	November	920	9.5	1,121	1,523	2,309	48.5	519,967	17.6	540,560
	December	815	35.4	1,177	876	2,201	53.5	485,956	6.0	497,623
2014	January	729	26.6	1,143	2,376	2,252	50.8	491,415	13.0	519,788
	February	1,044	20.4	1,134	2,351	2,275	49.8	524,435	11.4	519,394
	March	1,195	15.0	1,074	2,524	2,261	47.5	505,698	4.7	502,163
	April	1,396	9.4	1,196	2,877	2,242	53.3	504,550	1.8	492,513
	May	1,546	19.7	1,257	2,903	2,303	54.6	536,186	7.3	516,405
	June	1,598	27.0	1,236	2,677	2,324	53.2	516,798	3.4	500,110
	July	1,526	10.4	1,228	2,377	2,144	57.3	503,722	0.6	500,989
	August	1,231	1.8	1,247	2,156	2,296	54.3	528,939	9.7	526,406
	September									
	October									
	November									
	December									
	Q2 2013	3,826	-10.3		7,818			498,398	0.5	
	Q2 2014	4,540	18.7		8,457			519,634	4.3	
	YTD 2013	8,899	-9.8		19,418			487,924	-0.1	
	YTD 2014	10,265	15.4		20,241			515,246	5.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
August 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79	94.2	119.6	90	8.1	65.9	820
	August	570	3.14	4.79		119.6	89	8.4	64.9	830
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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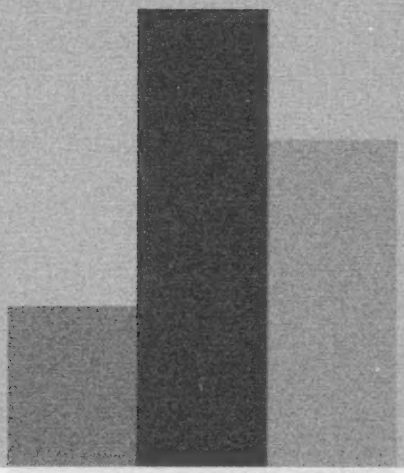

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